



5.0

visual impact assessment

5.0 VISUAL IMPACT ASSESSMENT

5.1 PRINCIPAL VIEWPOINTS

Following a thorough desktop study and site visit within the locality of the AGNSW, as well as incorporating viewpoints specified for assessment in SEARs and important views within the relevant statutory planning framework, the subsequent principal viewpoints with the potential to be visually impacted by some element of the Project were identified and selected for further analysis (refer Figure 11A and 11B).

The viewpoints were selected from within the visual catchment identified in Section 3 - Existing Visual Environment. Viewpoints include representative locations from both the public and private domain at varied distances from the Project site. Principal views referenced within the planning literature are highlighted in italics. Viewpoints have been ordered from long range to close range views.

PUBLIC VIEWPOINTS

Long range views

1. Sydney Harbour, near Fort Denison, looking southwest from public ferry
2. Woolloomooloo Bay, looking southwest (SEARs required view)
3. Shakespeare Place, Botanic Gardens, looking east
4. Embarkation Park, Potts Point, looking west
5. McElhone Stairs, Potts Point, looking west

Mid range views

6. Eastern Suburbs Train line, looking north
7. Eastern Distributor pedestrian bridge, looking north-west
8. Eastern Distributor, east of land bridge, looking north-west
9. Corner of Bourke Street and Cowper Wharf Roadway, looking north-west (SEARs required view)
10. Northern end of Lincoln Crescent, looking south
11. Corner of Cowper Wharf Road and Lincoln Crescent, looking north-west
12. *Finger Wharf public open space, looking west (key view)*
13. The Domain, near Mrs Macquaries Road, looking south (SEARs required view)

Short range views

14. South-east corner of the National Herbarium of NSW, looking south-west
15. *Woolloomooloo Gate, Botanic Gardens, looking south-east (key view)*
16. Art Gallery Road, The Domain, adjacent to Woolloomooloo Gate, looking south-east (SEARs required view)
17. *The Domain land bridge, looking east (key view)*
18. 'The Pavilion' cafe, The Domain, looking east
19. Domain footpath, opposite AGNSW, looking north-east
20. *Art Gallery Road, opposite AGNSW, looking northeast (SEARs required view) (key view)*
21. *Art Gallery Road, The Domain looking north-east towards AGNSW (SEARs required view) (key view)*
22. AGNSW internal window, looking north-east
23. Domain land bridge, looking west
24. Public roof garden above 'Wharf Terraces' apartments, looking west

PRIVATE VIEWPOINTS

25. Level 28, Deutsche Bank Place, 126 Phillip Street, looking east
26. 'Wharf Terraces' apartments entrance, Lincoln Crescent, looking west (SEARs required view)
27. Finger Wharf apartments, hotel and restaurant complex, Woolloomooloo, looking west
28. Hordern Tower apartments, Victoria Street, looking west (SEARs required view)
29. Apartment block, corner of Lincoln Crescent and Nicholson Street, looking north-west
30. Apartment, Finger Wharf, Woolloomooloo, looking south-west
31. Otto Ristorante, Finger Wharf, Woolloomooloo, looking west

5.2 VISUAL ANALYSIS

The following section assesses the visual impact of the Project from each of the selected viewpoints. This includes a description of the current view from each viewpoint followed by a discussion of the potential visual impacts of the Project on that view - refer example in Figure 11.

Each viewpoint is accompanied by a location map, photo of the current view and either a block model visualisation or photomontage of the Project to indicate the expected view when complete. For a detailed description of the assessment criteria and impact ratings used, see 'Methodology' Section of this report.

For residential receptors, access was not always possible to the property itself and so accordingly a photograph was taken at the closest publicly accessible point. In these instances the description of visual impact is estimated from the property's main dwelling area.

5.2.1 Excluded Viewpoints

Some elements of the Project may be visible from areas beyond the nominated study area such as residential towers on elevated ground to the east within Potts Point, Kings Cross and Darlinghurst and very tall buildings to the west of the Project including Sydney Tower.

These locations sit at a distance of over 800m from the Project, offering wide panoramic views over Sydney and Sydney Harbour. The Project would therefore form a relatively insignificant part of the overall view frame from these locations and any adverse visual impact would therefore expected to be negligible. For this reason a visual impact assessment has not been carried out from these potential viewpoints.

5.2.2 Viewer Height

The Land and Environment Court (Rose Bay Marina Pty Limited v Woollahra Municipal Council 2013) states that 'the impact on appreciation of a public domain view should not be subject to any eye height constraint. A public domain view is one that is for the enjoyment of the whole population, old or young and whether able-bodied or less mobile.'

Although the images and visualisations within this report have been taken at standing eye level, the assessment of visual impacts on each viewpoint is relevant to both sitting and standing positions. The difference between the two is not considered significant enough from any of the viewpoints selected for this report to justify a separate assessment.

5.2.3 Field of View

The choice of lens, camera format and final presentation has a significant bearing on the understanding of site photos. There is a balance to be struck in matching the human experience of the view with its wider context, so that a Project's appearance and its place within its environment can be recognised and understood.

In recognising that no photographic image can exactly replicate the view of the human eye, extensive literature has been published on the nearest equivalent combination of focal length and field of view of a camera that best emulates human vision. Much of this literature is highly contradictory with a further complication to this process is the differing sensor formats of digital cameras which affect the apparent focal length and field of view.

It is important to note that the process of assigning visual impact ratings to viewpoints has been undertaken during a site visit and is calculated from a human vision perspective, on site. Photographic images should be considered **representative only**.

Assessment Images in this Chapter

The photos within the following viewpoint analysis are taken with a Sony Alpha ILCE-A7 II with the following specification:

- Body type: Compact
- Sensor size: 855.62mm² (35.80mm x 23.90mm)
- Sensor type: CMOS Full Frame
- ISO: Auto
- Focal length 50mm

There are two kinds of visualisations presented in this section: indicative view visualisations and simulated visualisations.

5.3 INDICATIVE VIEW VISUALISATIONS

The majority of viewpoint analysis is accompanied by block model visualisations of the Project within the landscape context. These block models have been created using 3D modelling and geographical mapping software in order to accurately position the Project within the landscape. The images are designed to give an indicative impression of the size and scale (massing) of the Project within the view frame.

The 3D block models show limited materiality, translucency, reflections and shadows and are therefore likely to appear more solid and 'blocky' than in reality as they are primarily for giving an indicative sense of massing. Proposed landscape planting and vegetation to be removed are indicated within the visualisations but are also indicative only.

5.4 SIMULATED VISUALISATIONS

Simulated visualisations have been used when:

- access to certain locations was not possible (specifically viewpoint 29 Image B and C).
- the existing quantum of vegetation dominated the existing view so significantly that a simulated image based on 3D modelling would produce a more accurate representation (viewpoint 23).

EXAMPLE

LOCATION	Level 28, Deutsche Bank Place, 126 Phillip Street	Viewpoint location
DISTANCE	580 m	Distance to Project site boundary
RECEPTORS	Building occupants	Description of viewers
NO. OF VIEWERS		Number of viewers
EXISTING VIEW	As shown in viewpoint image A..	Description of current view
EXPECTED VISUAL IMPACT		
The Project will be..		Description of expected view

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	1	2	1	1.8
Visual Impact Rating	LOW/MODERATE					

Figure 11 - Example assessment

Scoring System

The overall impact rating of the Proposal on any given receptor is based on factors of magnitude and sensitivity. The scores for each assessment criteria within the matrix table are totalled and an average taken. The following scores are used to determine the overall visual impact rating:

0 - 1	Negligible	Only an insignificant part of the Project is discernible.
1 - 1.3	Low	The Project constitutes only a minor component, which might be missed by the casual observer or receptor. Awareness of the proposal would not have a marked effect on visual amenity.
1.4 - 1.7	Moderate/low	Whilst discernible, the Project does not dominate the visual scene and has only slight impacts on visual character.
1.8 - 2.3	Moderate	The Project may form a visible and recognisable new element within the overall scene that affects and changes its overall character.
2.4 - 2.6	Moderate/High	The Project is a discernible feature of the scene leading to moderately high impacts on visual character.
2.7 - 3.0	High	The Project becomes the dominant feature of the scene to which other elements become subordinate, and significantly affects and changes the visual character.

Table 02 - Visual impact scoring bands

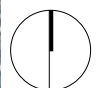
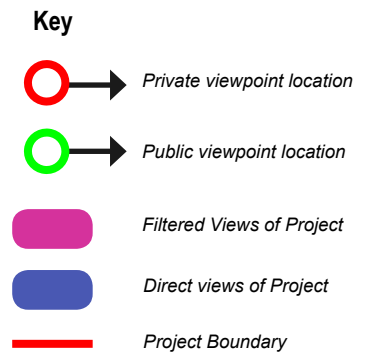
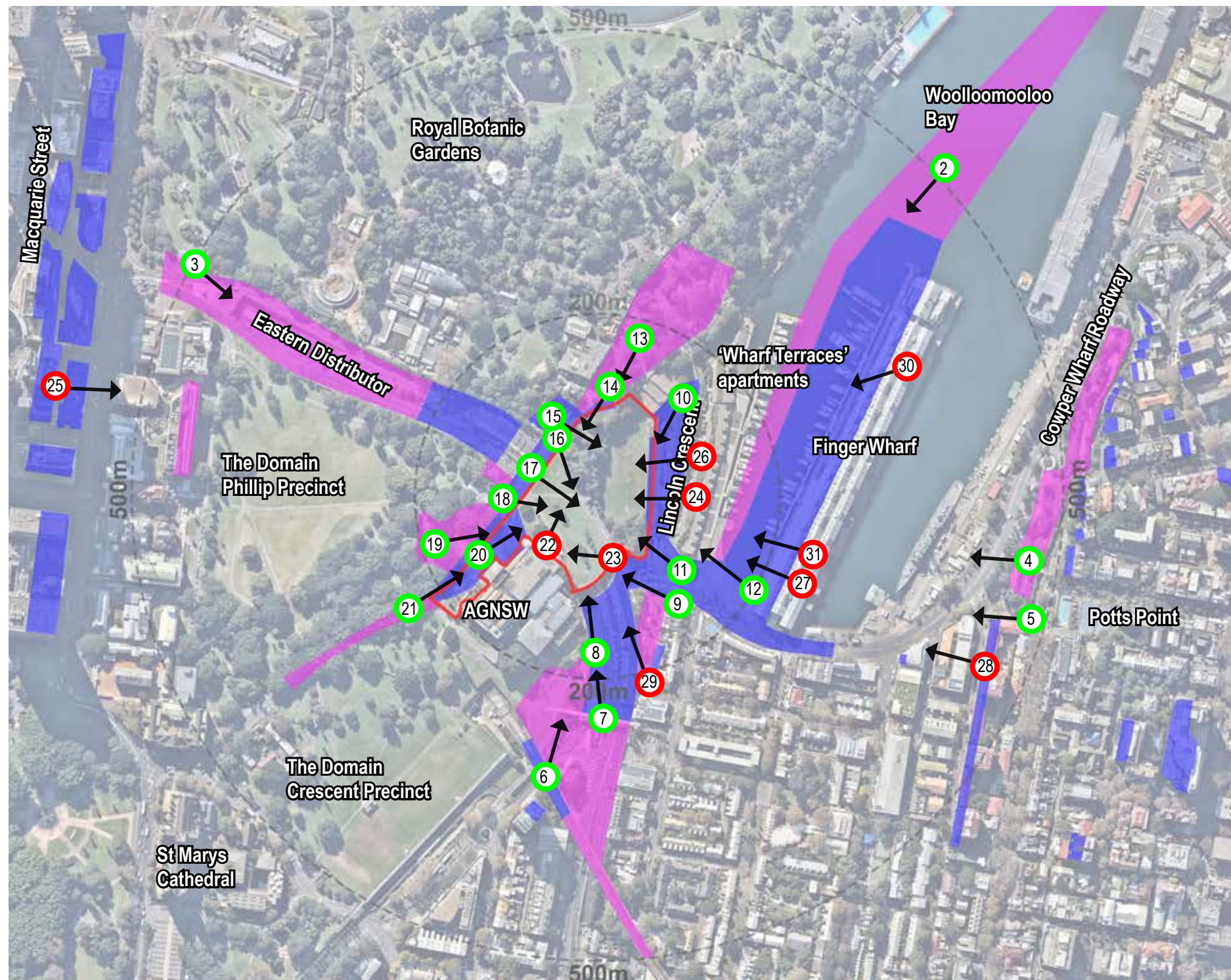
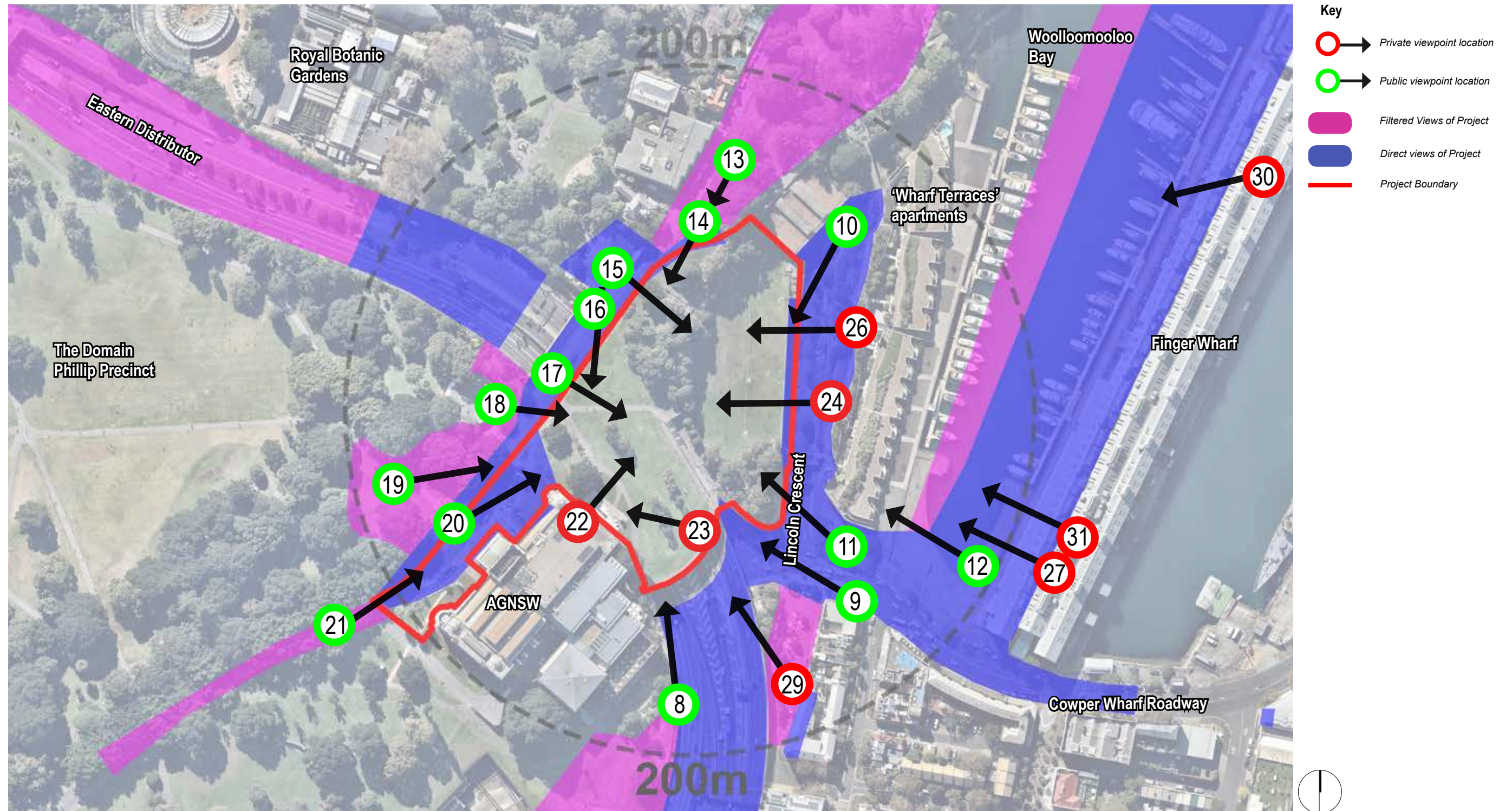
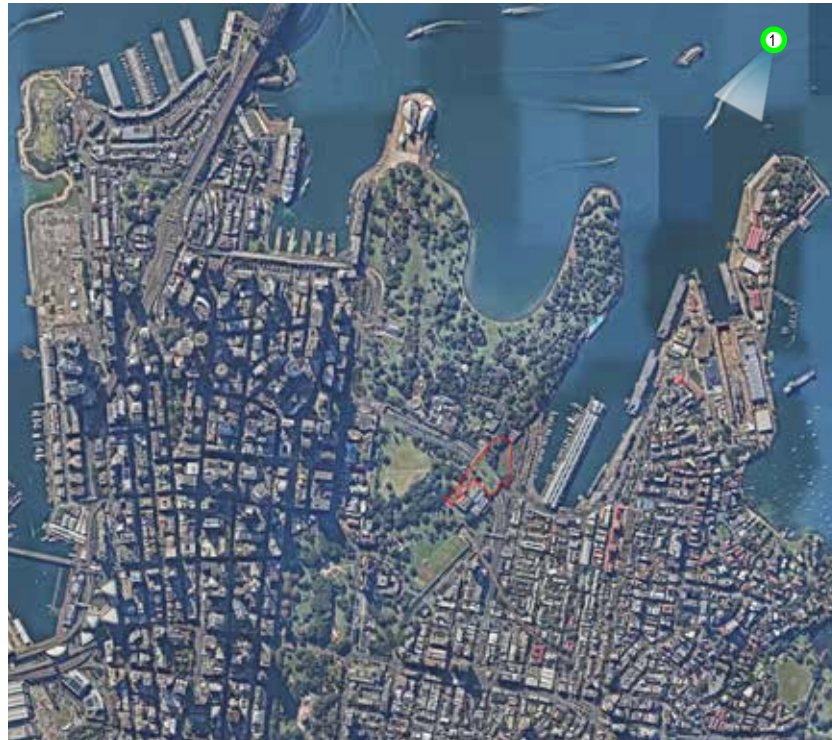


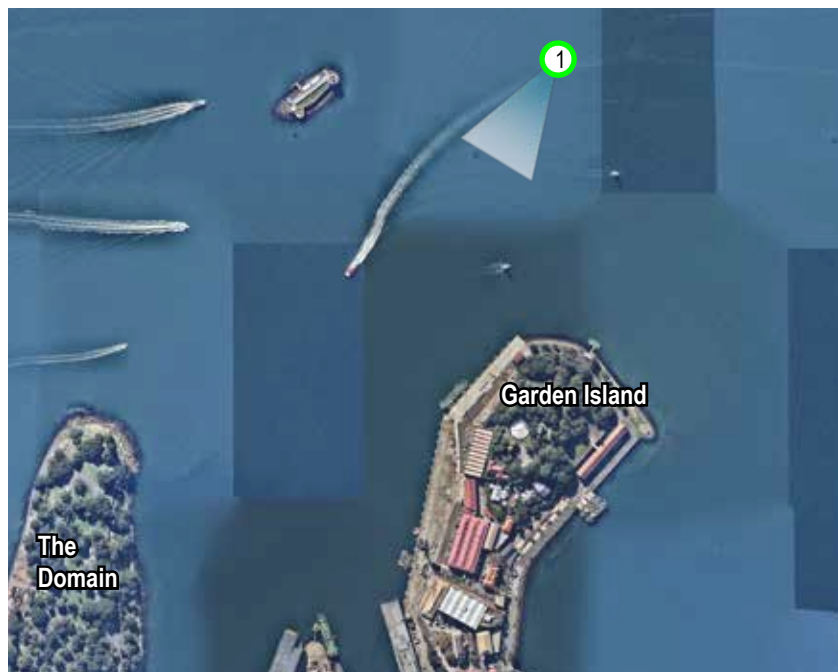
Figure 12A - Visual Catchment and Viewpoint Location Map



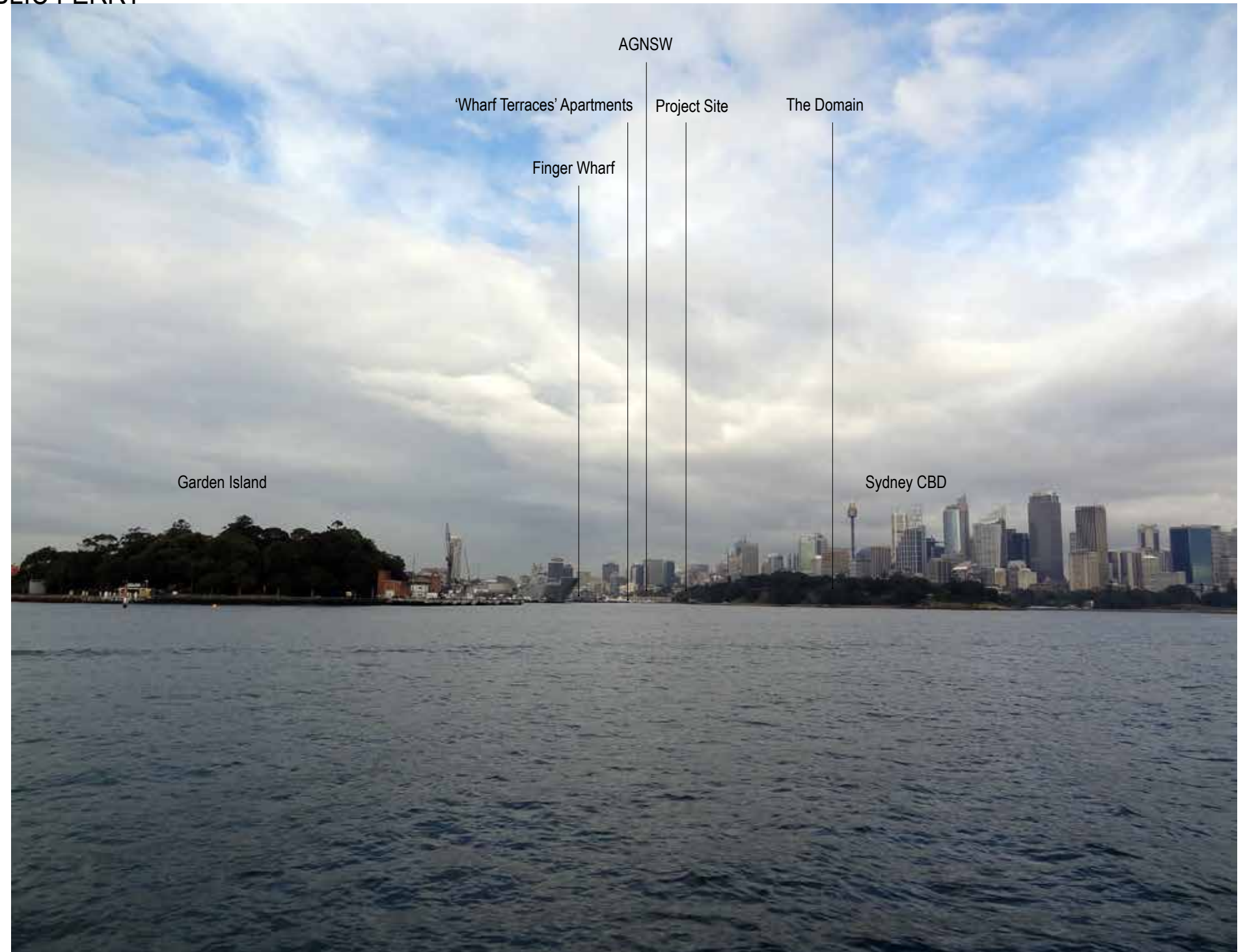
PUBLIC - LONG RANGE VIEWPOINT 1: SYDNEY HARBOUR FROM PUBLIC FERRY



Viewpoint location



Viewpoint context



Public Viewpoint 1: Image A - Existing view

LOCATION	Public Viewpoint 1: Sydney Harbour from public ferry
DISTANCE	1600 m
RECEPTORS	Harbour users
NO. OF VIEWERS	Moderate
EXISTING VIEW	As shown in image A, distant views of the Botanic Gardens, Woolloomooloo Bay and the city skyline are available from this section of the harbour. This view would be available to Eastern Suburbs and lower North Shore ferry passengers, as well as cruise ships and recreational watercraft.

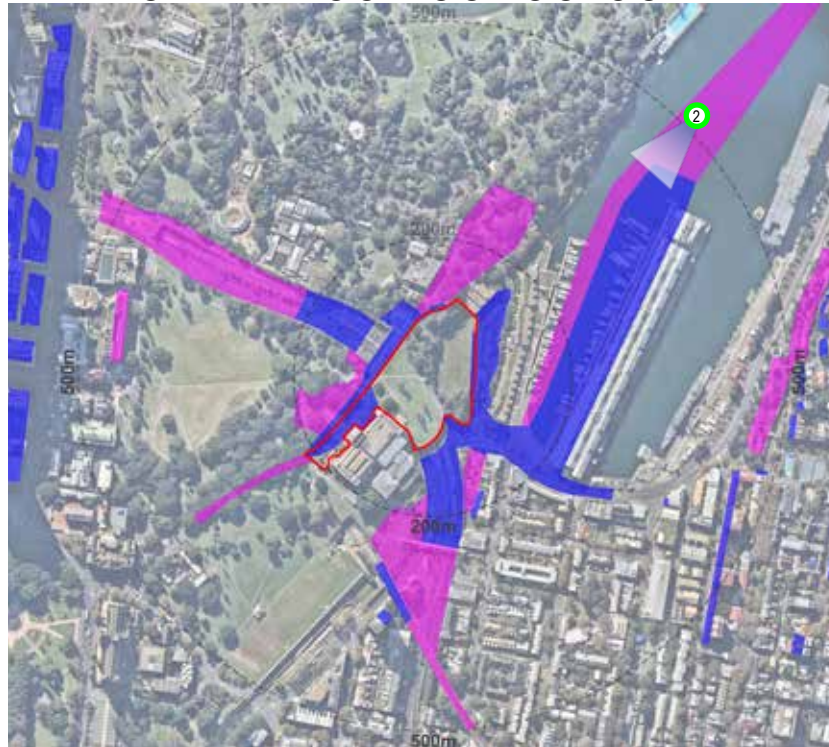
EXPECTED VISUAL IMPACT	
The Project will be visible from this section of the harbour at a distance of over 1.5km. The new buildings associated with the Project will be noticeable but from such a distance will appear as an insignificant part of a much wider panoramic view frame - refer image B. Overall, a negligible visual impact is expected from this location.	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	1	0	1	0	0.8
Visual Impact Rating	NEGLECTIBLE					



Public Viewpoint 1: Image B - Indicative view of Project

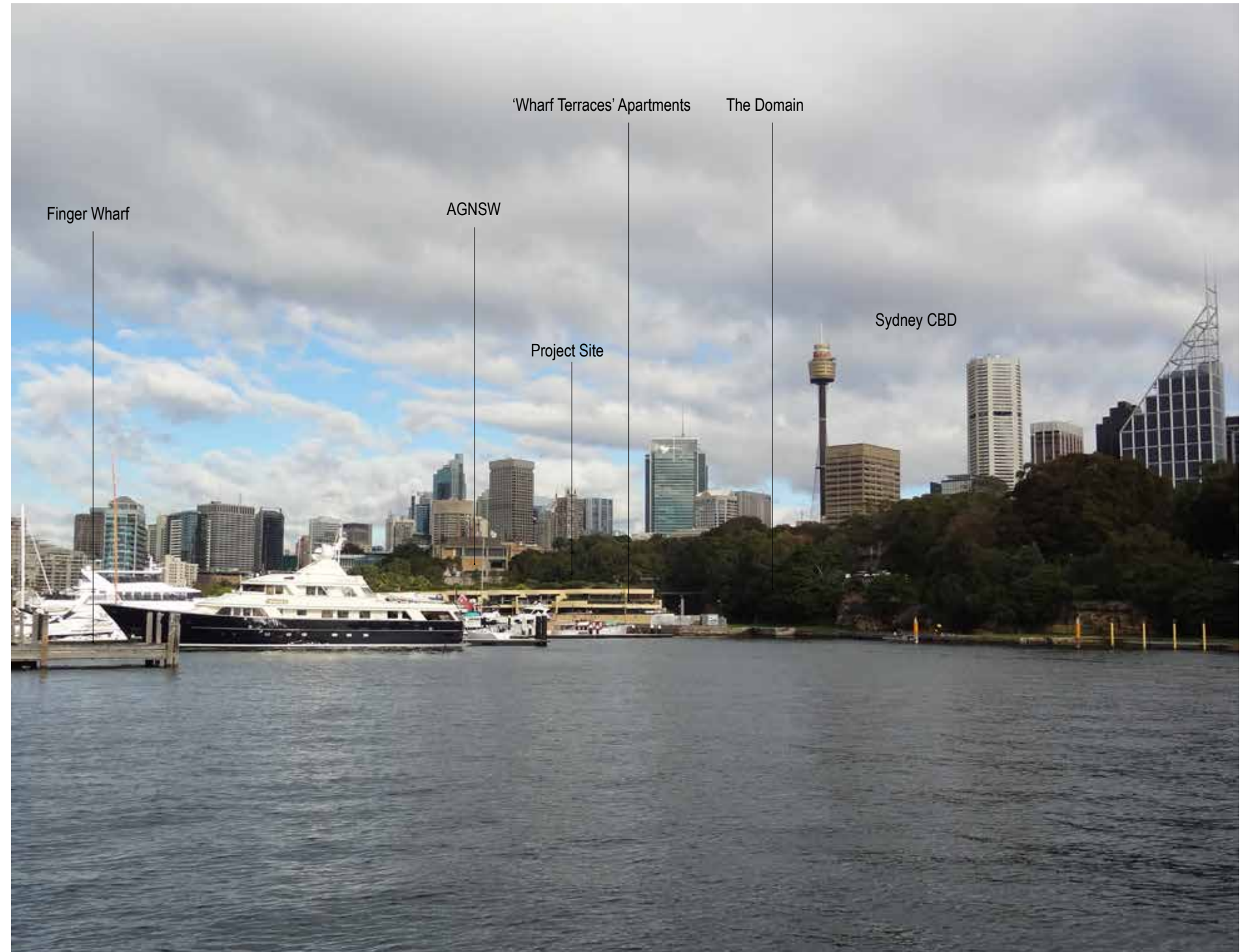
PUBLIC - LONG RANGE VIEWPOINT 2: WOOLLOOMOOLOO BAY



Viewpoint location



Viewpoint context



Public Viewpoint 2: Image A - Existing view

LOCATION	Public Viewpoint 2: Woolloomooloo Bay, looking southwest
DISTANCE	510 m
RECEPTORS	Harbour users
NO. OF VIEWERS	Low
EXISTING VIEW	SEARs required visual location. As shown in image A, this section of Woolloomooloo Bay has views south and east over the Finger Wharf marina to the low rise 'Wharf Terraces' apartments, backed by the green canopy of The Domain, AGNSW and CBD towers. This view is public although the number of viewers would be limited to recreational watercraft as ferries do not currently travel this far into Woolloomooloo Bay. There is, however, a proposal for a future ferry stop within the bay.

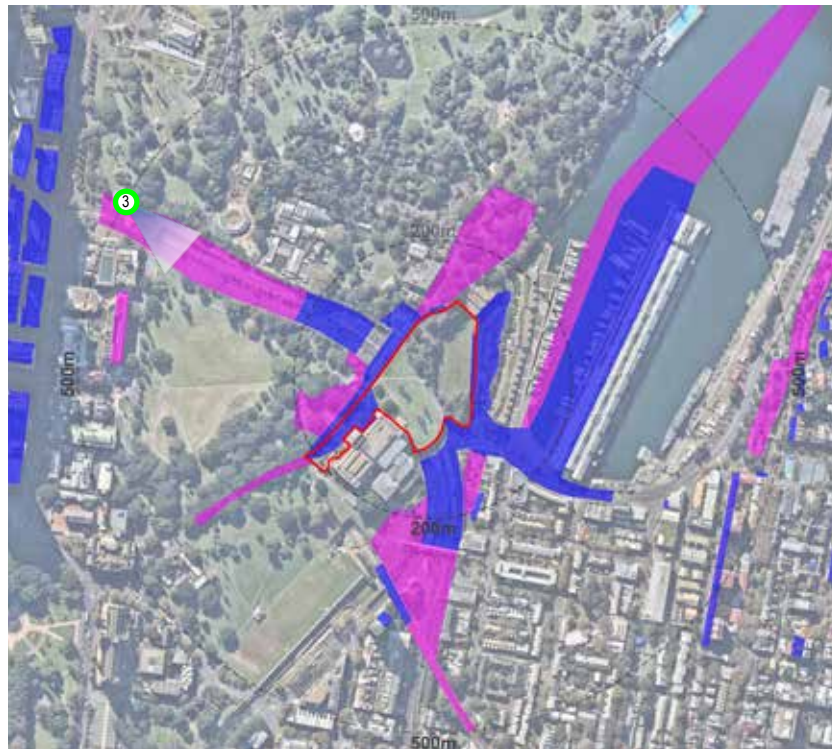
EXPECTED VISUAL IMPACT	
The Project will be clearly visible from this viewpoint. There will be views of the proposed buildings rising behind the 'Wharf Terraces' Apartment complex, including the noticeable removal of vegetation and a reduction in the mid ground 'green band' between Woolloomooloo Bay and the city skyline - refer image B. The undulating tree canopy will be partially replaced by the roof lines of the Project buildings, extending the built form of the existing AGNSW to the north. Retained vegetation and planting on the 'Wharf Terraces' roof will partially screen lower elements of the Project. Overall, a low/moderate visual impact is expected from this location although it should be noted that the number of viewers will be relatively limited due to the inaccessibility of this location.	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	2	1	1	1	1.4
Visual Impact Rating	LOW/MODERATE					

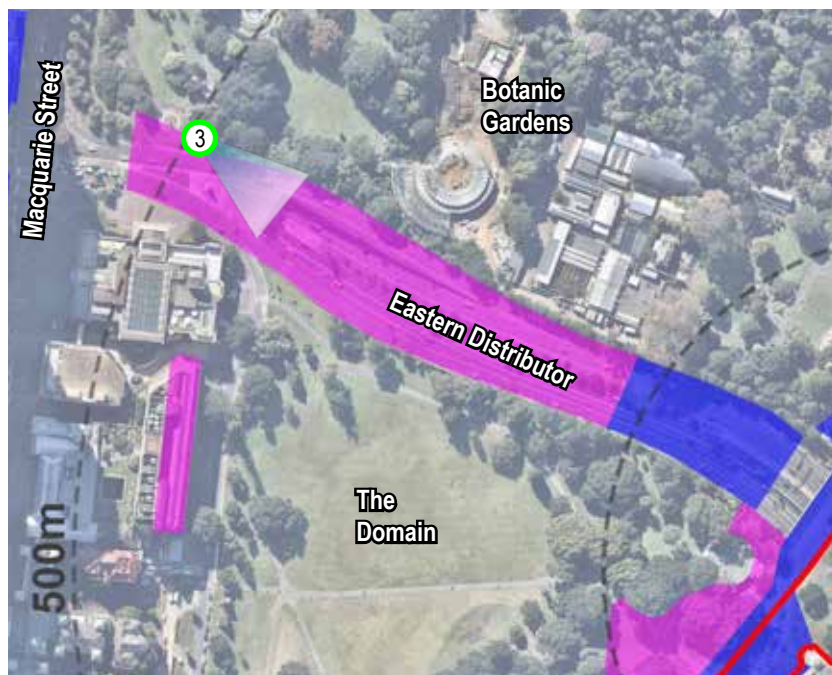


Public Viewpoint 2: Image B - Indicative view of Project

PUBLIC - LONG RANGE
VIEWPOINT 3: SHAKESPEARE PLACE, BOTANIC GARDENS



Viewpoint location



Viewpoint context



Public Viewpoint 3: Image A - Existing view

LOCATION	Public Viewpoint 3: Shakespeare Place, Botanic Gardens
DISTANCE	450 m
RECEPTORS	Park users
NO. OF VIEWERS	Moderate
EXISTING VIEW	A southwest entrance to the RBG, this area of public open space has views east towards Potts Point, as shown in viewpoint image A. The foreground is defined by large trees either side of the Eastern Distributor on/off ramps and the front of the NSW State Library building. The Art Gallery Road land bridge is visible in the middle distance with vegetation obscuring views towards the Art Gallery itself. The residential towers of Potts Point are visible in the background.

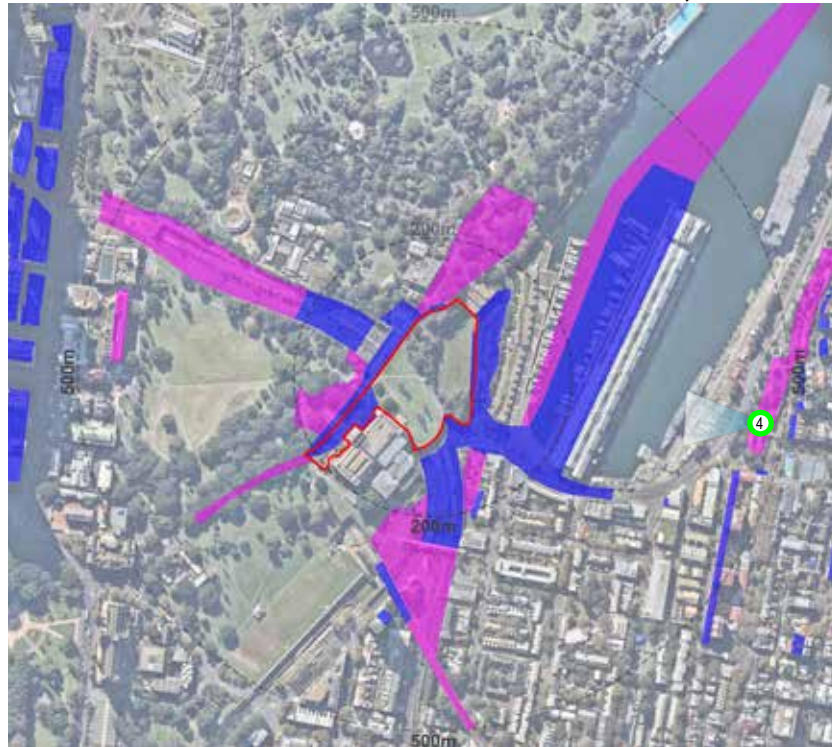
EXPECTED VISUAL IMPACT
The Project will be visible from this entrance to the Botanic Gardens, situated above the land bridge at a slightly lower elevation to the viewer - refer image B. There will be the noticeable removal of a small quantum of existing vegetation and views to Potts Point will be slightly restricted by the new built form. Overall, a low/moderate impact rating is expected from this viewpoint due to the short duration of view and limited scale of change.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	1	1	1	1.6
Visual Impact Rating	LOW/MODERATE					



Public Viewpoint 3: Image B - Indicative view of Project

PUBLIC - LONG RANGE
VIEWPOINT 4: EMBARKATION PARK, POTTS POINT



Viewpoint location



Viewpoint context



Public Viewpoint 4: Image A - Existing view

LOCATION	Public Viewpoint 4: Embarkation Park, Potts Point
DISTANCE	435 m
RECEPTORS	Park users
NO. OF VIEWERS	Low
EXISTING VIEW	As shown in viewpoint image A, this park looks west across Woolloomooloo Bay towards the Project site. The majority of views from the park are heavily filtered by foreground vegetation. Where views are available, the naval docks and Finger Wharf dominate the middle distance. The Art Gallery is visible in the background, above Finger Wharf within a band of undulating vegetation. The city towers rise behind this vegetation, associated with the Botanic Gardens and The Domain.

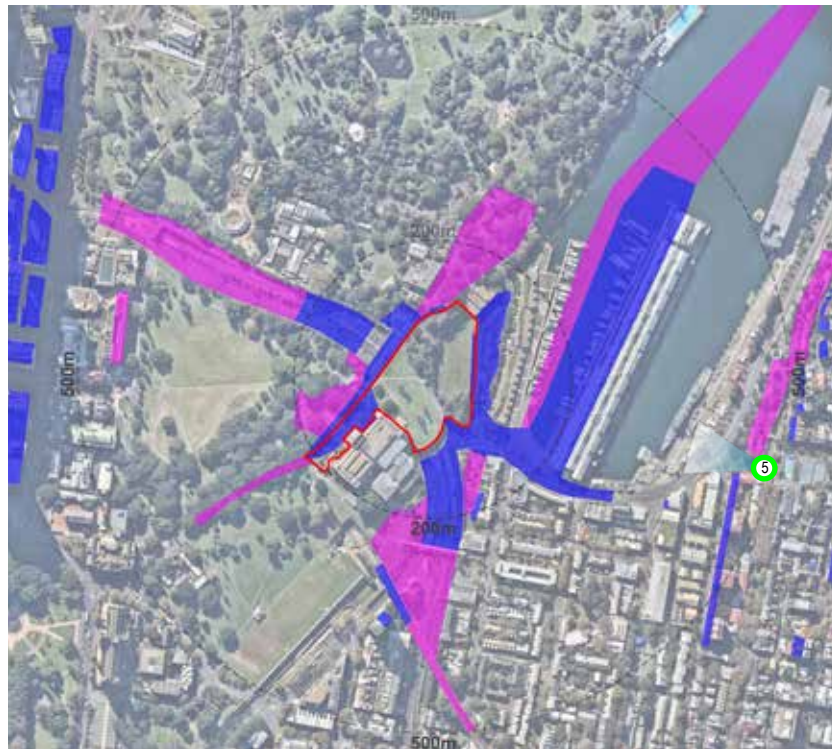
EXPECTED VISUAL IMPACT						
The tops of several Project buildings will be visible above the roof line of Finger Wharf (where foreground vegetation permits). There will be a slight reduction in the mid ground 'green band' between Woolloomooloo and the city CBD - refer image B.						
The Project will form a small element within a wide, panoramic view frame with the built form of Finger Wharf and foreground vegetation obscuring most views of the new buildings. A low/moderate visual impact is expected from this location.						

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	1	1	1	1.6
Visual Impact Rating	LOW/MODERATE					

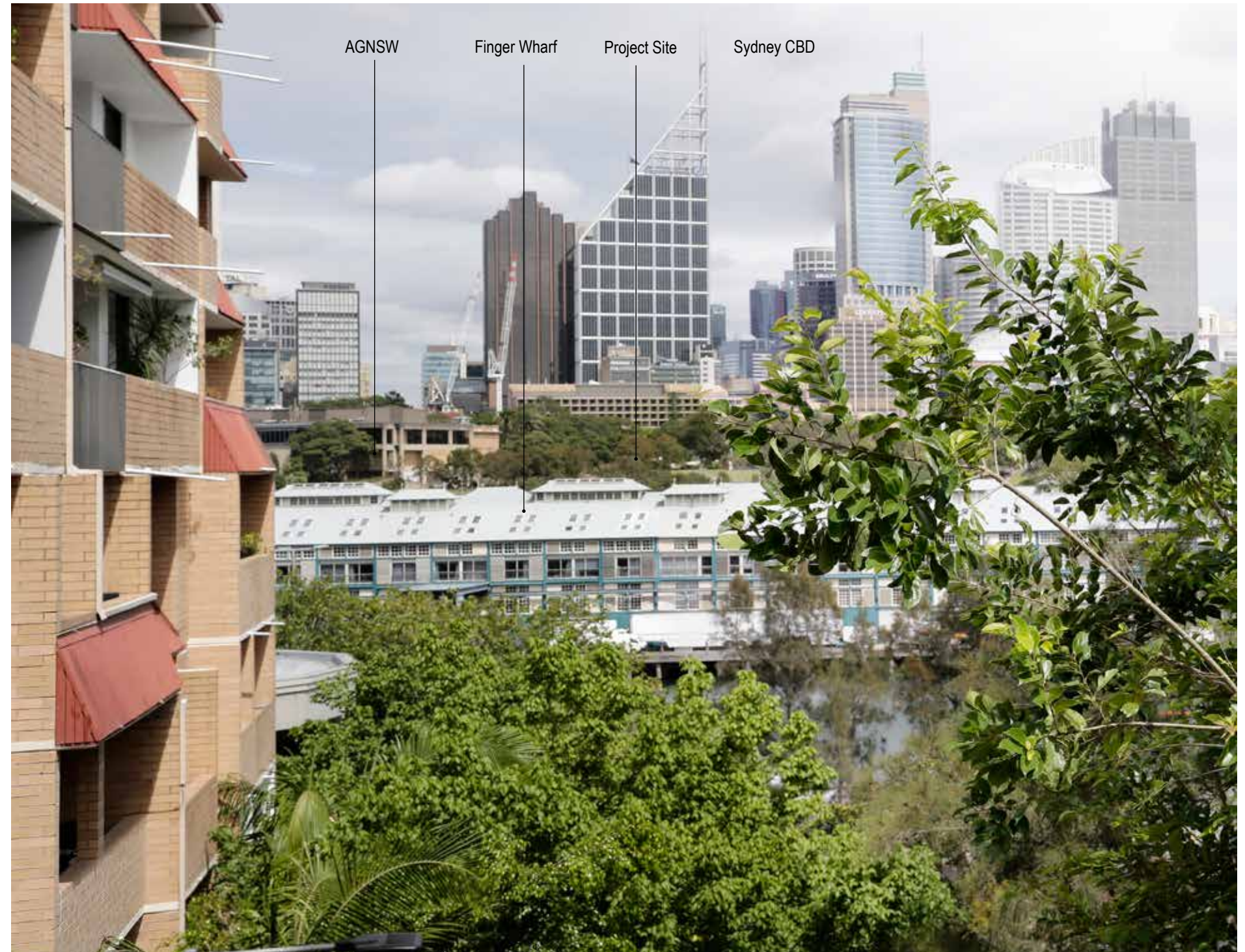


Public Viewpoint 4: Image B - Indicative view of Project

PUBLIC - LONG RANGE
VIEWPOINT 5: MCELHONE STAIRS, VICTORIA STREET



Viewpoint context



Public Viewpoint 5: Image A - Existing view

LOCATION	Public Viewpoint 5: Top of McElhone Stairs, Victoria Street.
DISTANCE	460 m
RECEPTORS	General public
NO. OF VIEWERS	Moderate
EXISTING VIEW	McElhone Stairs looks west towards the Project and links the neighbourhoods of Kings Cross/Potts Point with Woolloomooloo by providing a link between Victoria Street and Brougham Street. Running along the south side of the steps are private apartments, with the north side of the steps bordered with vegetation and a multi-storey carpark structure with Embarkation Park upon the top level of the parking building.

EXPECTED VISUAL IMPACT

From the top centre of the stairs The Project will be visible, but as users descend the existing established trees at the base of the steps, as well as Finger Wharf will obstruct the Project. The steep nature of the steps means that this obstruction will occur relatively quickly. Vegetation on the northern side of the steps will also have an impact on the visibility of the Project depending on future maintenance, as some vegetation is already narrowing the field of view from the top of the steps (as can be seen on the right hand side of image A.

Although the Project will result in the removal of some existing vegetation on the landbridge and obstructing some visibility of existing trees in The Domain, the overall composition of the view will not be drastically altered due to the already high level of built forms such as the private apartments, Finger Wharf, and the dominating Sydney skyline. A **low/moderate** visual impact is expected from this location.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	2	2	1	1	1.6
Visual Impact Rating	LOW/MODERATE					

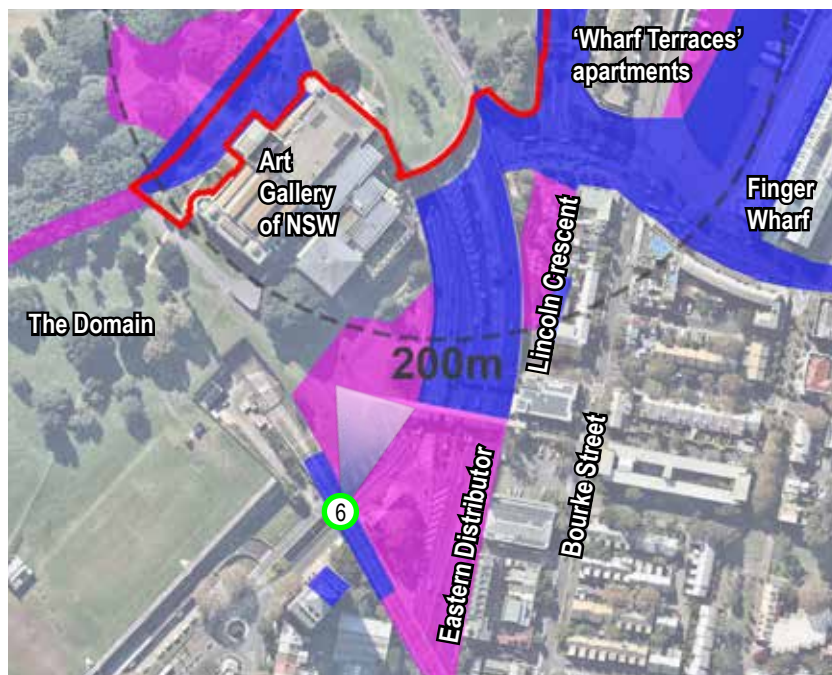


Public Viewpoint 5: Image B - Indicative view of Project

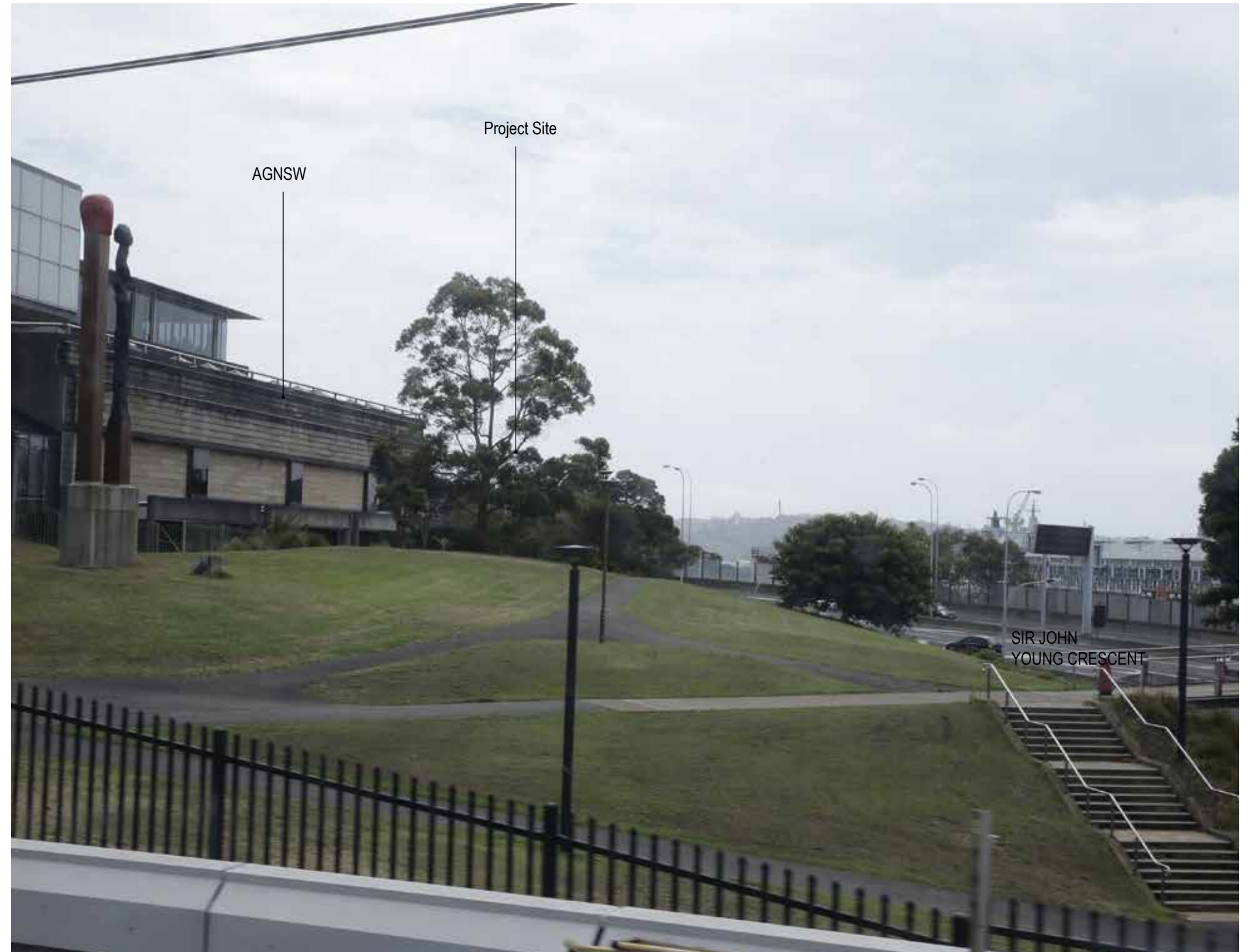
PUBLIC - MID RANGE
VIEWPOINT 6: EASTERN SUBURBS TRAIN LINE



Viewpoint location



Viewpoint context



Public Viewpoint 6: Image A - Existing view

LOCATION	Public Viewpoint 6: Eastern Suburbs train line
DISTANCE	193 m
RECEPTORS	General public
NO. OF VIEWERS	High
EXISTING VIEW	As shown in viewpoint image A, the northern side of the train line has open but fleeting views towards the Project site. The track is elevated in this location and has sweeping views over Woolloomooloo and the eastern facade of the AGNSW building.

EXPECTED VISUAL IMPACT

The Project will not be visible from the northern side of the train due to compensatory planting to the south-east corner of the existing gallery. This will change the area from a predominately open grassed area with limited tree canopy to one with substantial canopy cover.

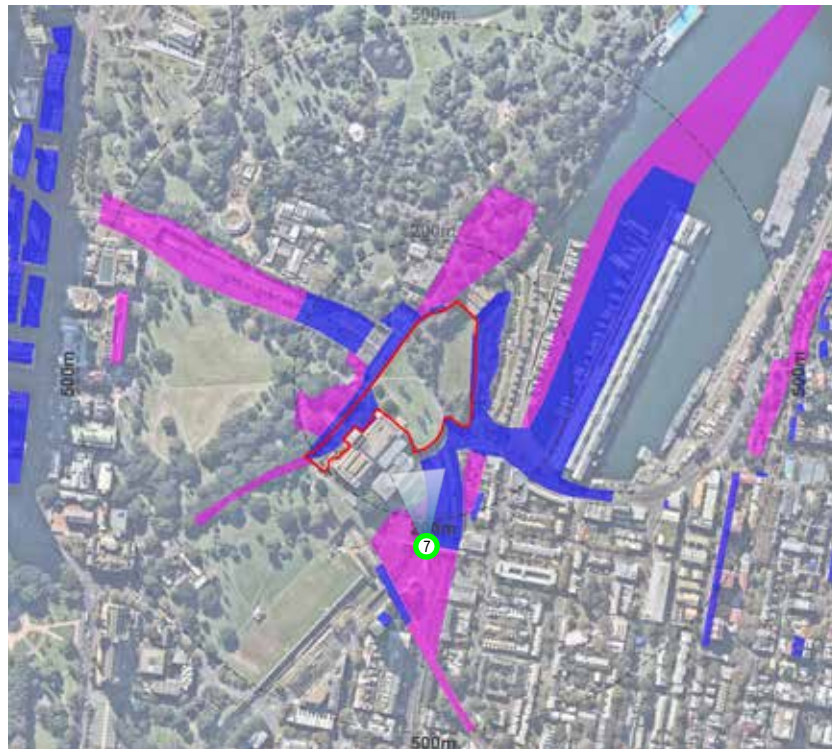
Due to the speed of the train, viewers will pass this location quickly and the period of view will be very short. Overall, a **low/moderate** impact on visual amenity is expected.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	1	2	1	1	2	1.4
Visual Impact Rating	LOW/MODERATE					

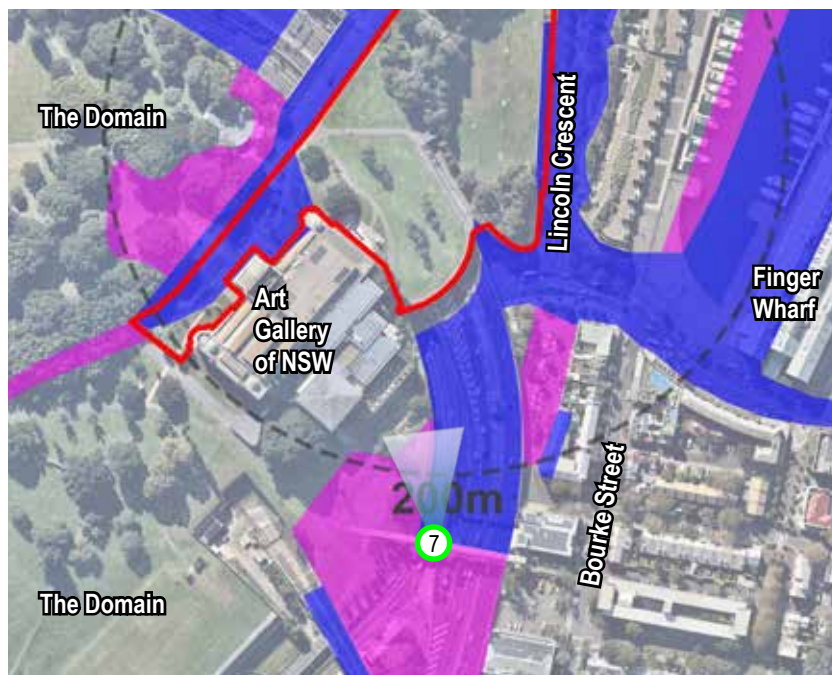


Public Viewpoint 6: Image B - Indicative view of Project

PUBLIC - MID RANGE VIEWPOINT 7: EASTERN DISTRIBUTOR PEDESTRIAN BRIDGE



Viewpoint location



Viewpoint context



Public Viewpoint 7: Image A - Existing view

LOCATION	Public Viewpoint 7: Eastern Distributor pedestrian bridge
DISTANCE	150 m
RECEPTORS	Pedestrians
NO. OF VIEWERS	Moderate
EXISTING VIEW	As shown in viewpoint image A, views north towards the Project site are partly obscured by a road gantry adjacent to the pedestrian bridge. The view frame is dominated by the Eastern Distributor motorway below with views towards the existing Art Gallery and some tree canopies available, elevated above the road corridor.

EXPECTED VISUAL IMPACT	
The Project will be partially visible to the east of the existing gallery due to the new planting along the edge of the land bridge, screened by the Eastern Distributor road gantry in the foreground - refer image B. There will be a discernible decrease of trees within The Domain however with new planting around the edge of the land bridge a vegetative element will remain visible. Pedestrians will travel relatively quickly across the bridge and thus have a low sensitivity to change in the visual scene. Overall a low visual impact is expected from this viewpoint.	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	1	2	1	1	1	1.2
Visual Impact Rating	LOW					

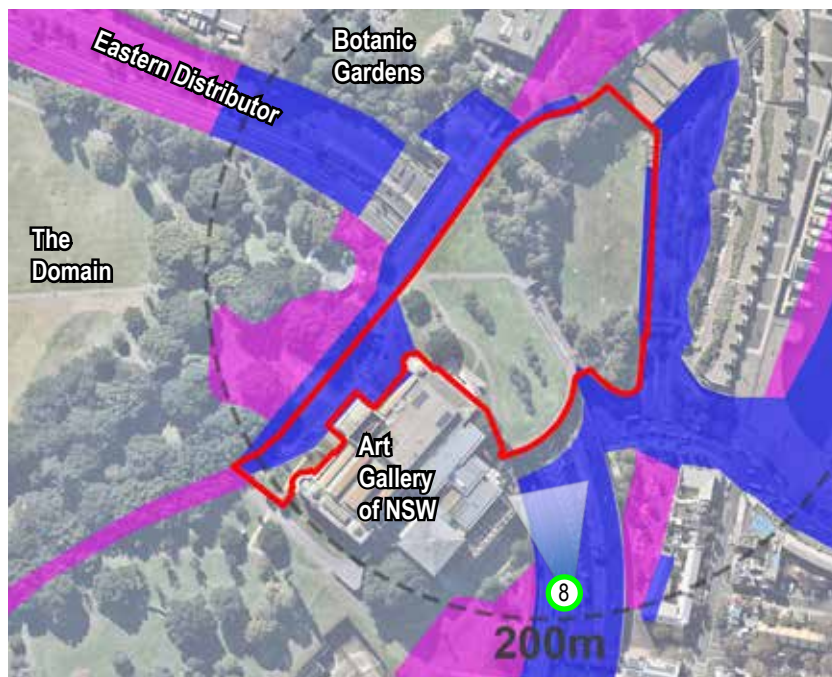


Public Viewpoint 7: Image B - Indicative view of Project

PUBLIC - MID RANGE
VIEWPOINT 8: EASTERN DISTRIBUTOR, EAST OF LAND BRIDGE



Viewpoint location



Viewpoint context



Public Viewpoint 8: Image A - Existing view

LOCATION	Public Viewpoint 8: Eastern Distributor, east of land bridge
DISTANCE	160 m
RECEPTORS	Motorists
NO. OF VIEWERS	High
EXISTING VIEW	As shown in viewpoint image A, motorists travelling in a westerly direction have constrained views along the road corridor. The foreground is dominated by the Art Gallery Road land bridge with the tunnel entrance visible below with some tree planting above.

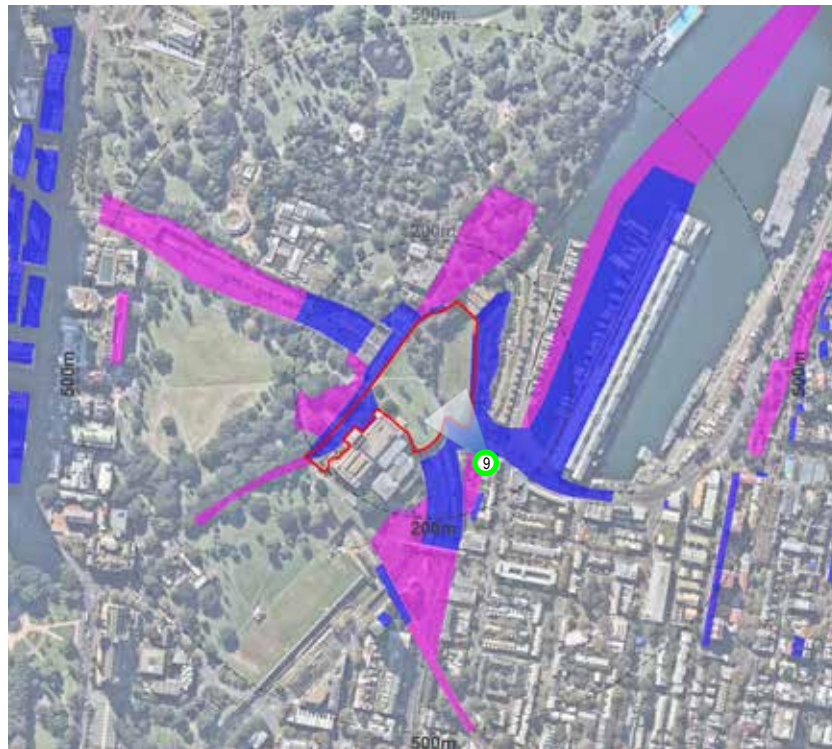
EXPECTED VISUAL IMPACT	
The Project will be clearly visible from this section of the Eastern Distributor, elevated above motorists on the land bridge - refer image B. There will be the noticeable reduction of a small quantum of vegetation within The Domain which will be replaced with new planting.	
Overall, a low/moderate impact rating is expected from this viewpoint due to the very short duration of view and lower sensitivity of receptors. The new built form may be beneficial to the view, providing a defined edge to the land bridge in this location.	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	1	2	1	1	2	1.4
Visual Impact Rating	LOW/MODERATE					

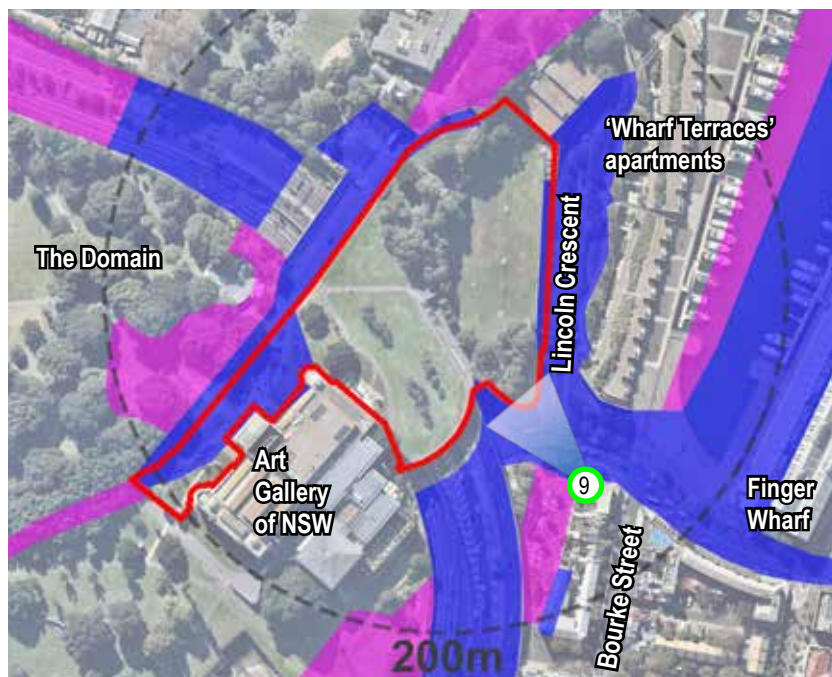


Public Viewpoint 8: Image B - Indicative view of Project

PUBLIC - MID RANGE
VIEWPOINT 9: CORNER OF BOURKE STREET AND COWPER WHARF ROADWAY



Viewpoint location



Viewpoint context



Public Viewpoint 9: Image A - Existing view

LOCATION	Public Viewpoint 9: Corner of Bourke Street and Cowper Wharf Roadway
DISTANCE	120 m
RECEPTORS	Pedestrians and commercial premises
NO. OF VIEWERS	High
EXISTING VIEW	SEARs required visual location. As shown in viewpoint image A, this viewpoint looks northwest towards the Project site. The foreground is dominated by road infrastructure associated with Cowper Wharf Roadway and the Eastern Distributor. The terrain rises steeply to the green canopy of The Domain in the northwest with the existing Art Gallery visible to the southwest.

EXPECTED VISUAL IMPACT
The Project will be visually accessible from the intersection and nearby commercial premises including the Bells Hotel. There will be a slight discernible reduction in vegetation within The Domain which will be replaced with new planting. The eastern extent of the Project will be mostly obscured by retained vegetation on the sandstone bank as well as additional planting on both the bank and lower street level - refer image B. Whilst the Project will comprise a slight change to the foreground composition from this viewpoint, the presence of significant existing built form and vegetation screen the majority of the Project elements. Overall, a low/moderate visual impact is expected.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	2	1	2	1	1.6
Visual Impact Rating	LOW/MODERATE					

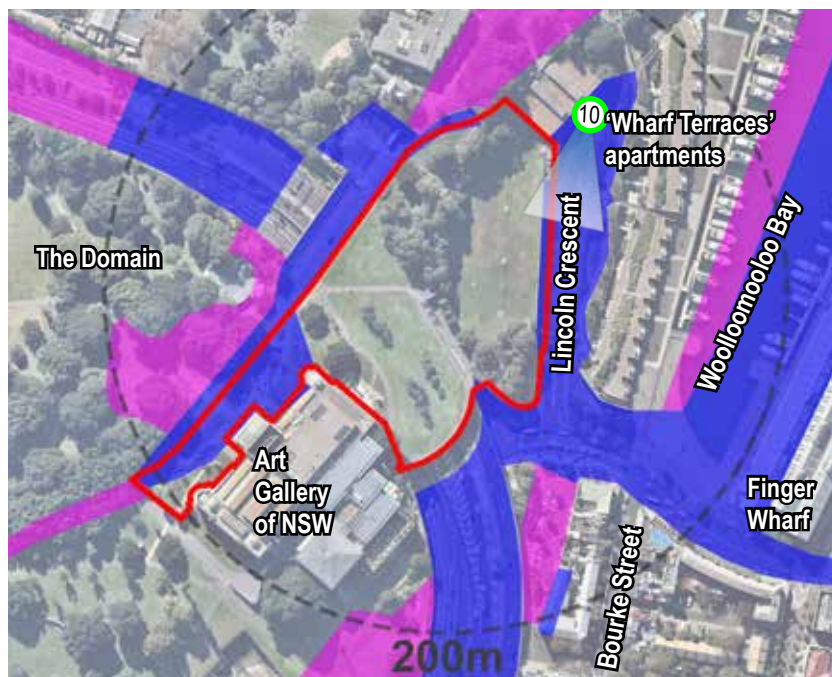


Public Viewpoint 9: Image B - Indicative view of Project

PUBLIC - MID RANGE
VIEWPOINT 10: NORTHERN END OF LINCOLN CRESCENT



Viewpoint location



Viewpoint context



Public Viewpoint 10: Image A - Existing view

LOCATION	Public Viewpoint 10: Northern end of Lincoln Crescent
DISTANCE	60 m
RECEPTORS	Pedestrians and motorists
NO. OF VIEWERS	Low
EXISTING VIEW	To the right of the view can be seen a brick substation and pump room with access to a set of stairs providing access between Lincoln Crescent and Mrs Macquaries Road. To the south of the pump room building can be seen the stepped concrete facade of the navy fuel bunker, with views of the turfed area on top of this. Established vegetation from the Domain can be seen bordering this turfed area, with a small element of the northern facade of the AGNSW visible in the distance. To the left of the scene can be seen some small tree planting on the footpath as well as planting

EXPECTED VISUAL IMPACT

The Project will be clearly visible from this location, with the built form replacing the existing view of the turfed sports area and mature vegetation of the Domain. The small existing view to the AGNSW will be replaced by the cascading galleries of the Project.

The removal of the southern substation and pump room will allow for an area of landscaping running along the steps between Lincoln Crescent and Mrs Macquaries Road, creating a more verdant experience for pedestrians. Planting along the eastern edge of the Project will create a 'green band' along the top of the stepped wall of the fuel bunker providing relief from the current and proposed built form.

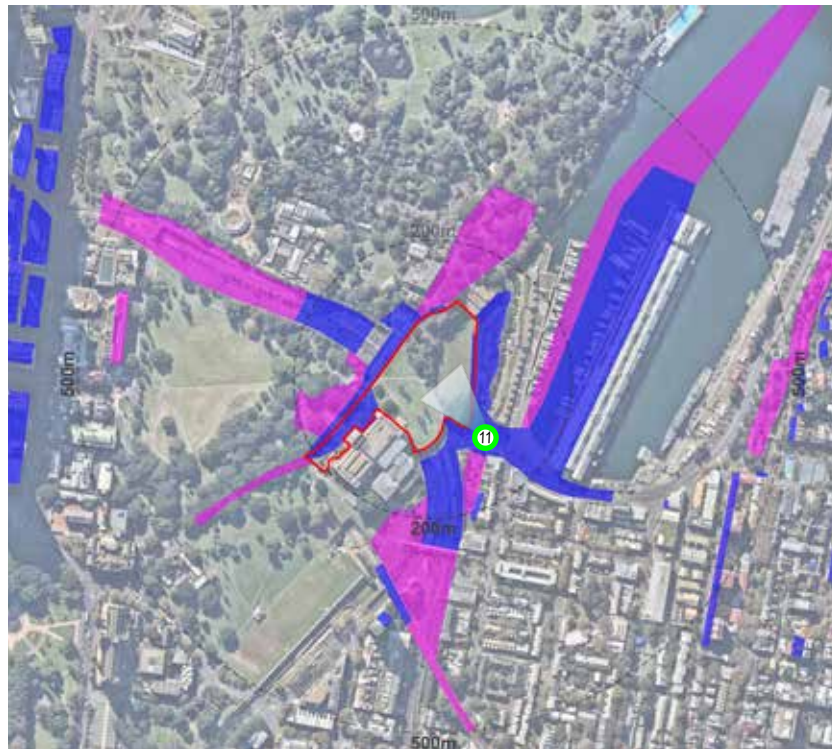
Overall a **moderate** impact rating is expected from this viewpoint due to the short duration of view and lower sensitivity of receptors due to the transitory nature of the location balancing out the increase in the built form.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	1	3	2	2	2	2.0
Visual Impact Rating	MODERATE					

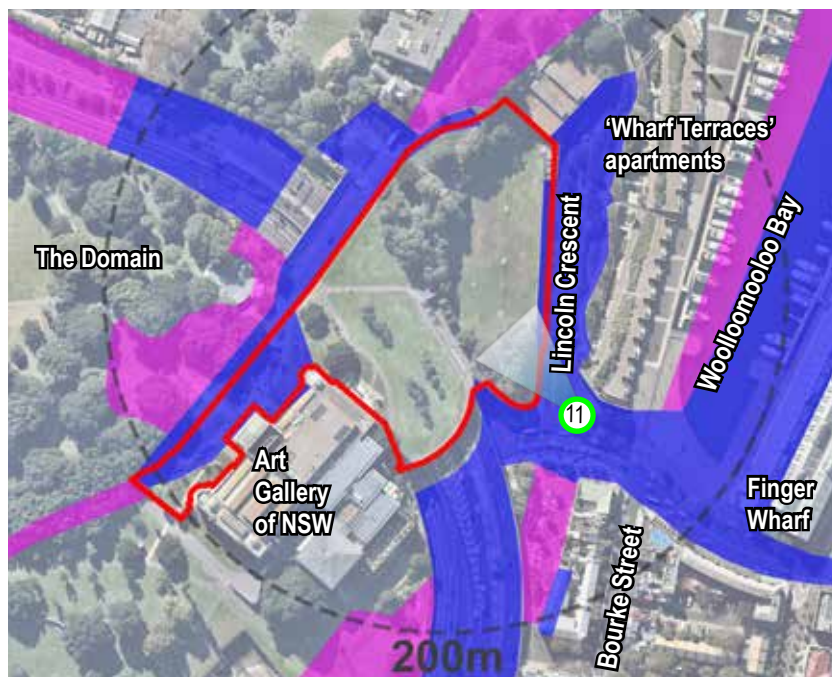


Public Viewpoint 10: Image B - Indicative view of Project

PUBLIC - MID RANGE
VIEWPOINT 11: CORNER OF COWPER WHARF ROAD AND LINCOLN CRESCENT



Viewpoint location



Viewpoint context



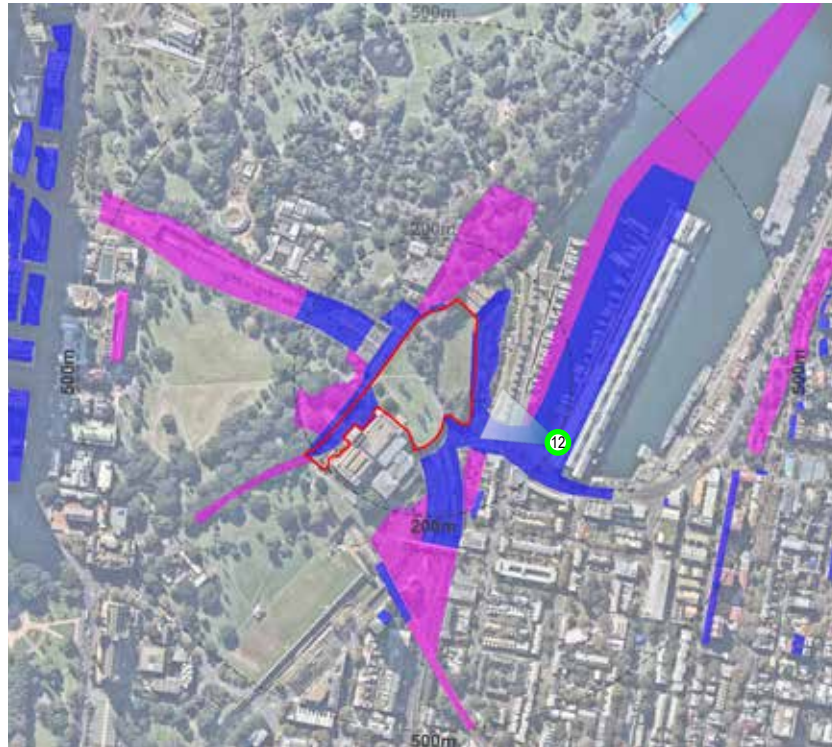
Public Viewpoint 11: Image A - Existing view

LOCATION	Public Viewpoint 11: Corner of Cowper Wharf Road and Lincoln Crescent					
DISTANCE	65 m					
RECEPTORS	Pedestrians and motorists					
NO. OF VIEWERS	High					
EXISTING VIEW	This view looks north-west towards an area of established vegetation within the Domain consisting of mature trees and bushes cascading down the sandstone topography. To the right of the view can be seen a pedestrian bridge linking the turfed area on top of the navy fuel bunkers with the public roof garden on top of the Wharf Terraces apartment complex as well as the stepped concrete facade of the fuel bunker.					
EXPECTED VISUAL IMPACT						
From this intersection the Project will be visible with filtered views through the existing vegetation to the left from street level, as well as when using existing steps to access the Domain. The existing and proposed vegetation will block a large portion of the Project to the left of view, however the lower galleries will be partially visible when looking along Lincoln Crescent. The views of the lower galleries will eventually be lost as a result of the existing median planting on Lincoln Crescent. The Project will be more visible as people move northwards along Lincoln Crescent, and from the pedestrian bridge linking the site to the Wharf Terraces apartment complex. A moderate visual impact is expected due to the retention of existing and addition of new planting. While this viewpoint is in close proximity to the Project and is a well used area by both pedestrians and vehicles, it is an area that people generally are not stationary in, meaning any visual impact is further reduced.						
RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	3	1	2	1	1.8
Visual Impact Rating	MODERATE					

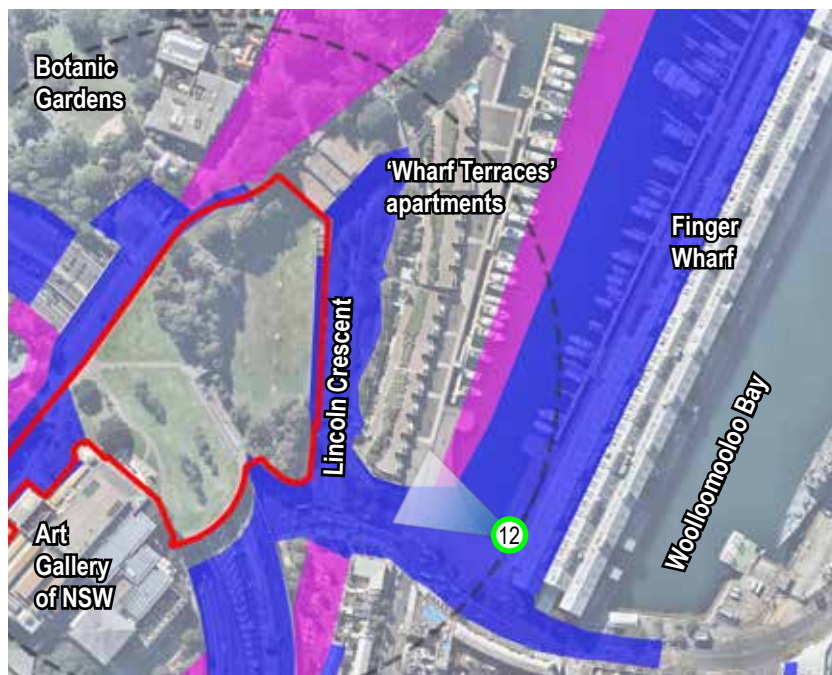


Public Viewpoint 11: Image B - Indicative view of Project

PUBLIC - MID RANGE VIEWPOINT 12: FINGER WHARF PUBLIC OPEN SPACE



Viewpoint location



Viewpoint context



Public Viewpoint 12: Image A - Existing view

LOCATION	Public Viewpoint 12: Finger Wharf public open space
DISTANCE	142 m
RECEPTORS	Pedestrians
NO. OF VIEWERS	High
EXISTING VIEW	As shown in viewpoint image A, this large area of public open space to the west of Finger Wharf has extensive and open views towards the city skyline. A public timber walkway and marina occupy the foreground, with the low rise form of the Wharf Terrace apartments visible across Woolloomooloo Bay. These apartments are backed by the undulating green canopy of The Domain tree line with the city skyline rising sharply behind. The existing Art Gallery is visible within a landscape setting, partially screened by tree planting.

EXPECTED VISUAL IMPACT

The Project will be visible from the majority of public open space along the western edge of Finger Wharf. There will be views of the proposed buildings rising behind the 'Wharf Terraces' Apartment complex, including the noticeable removal of vegetation and a reduction in the mid ground 'green band' between Woolloomooloo Bay and the city skyline - refer image B. The undulating tree canopy will be partially replaced by the roof lines of the Project buildings, extending the built form of the existing AGNSW to the north. Retained vegetation and planting on the 'Wharf Terraces' roof will partially screen lower elements of the Project.

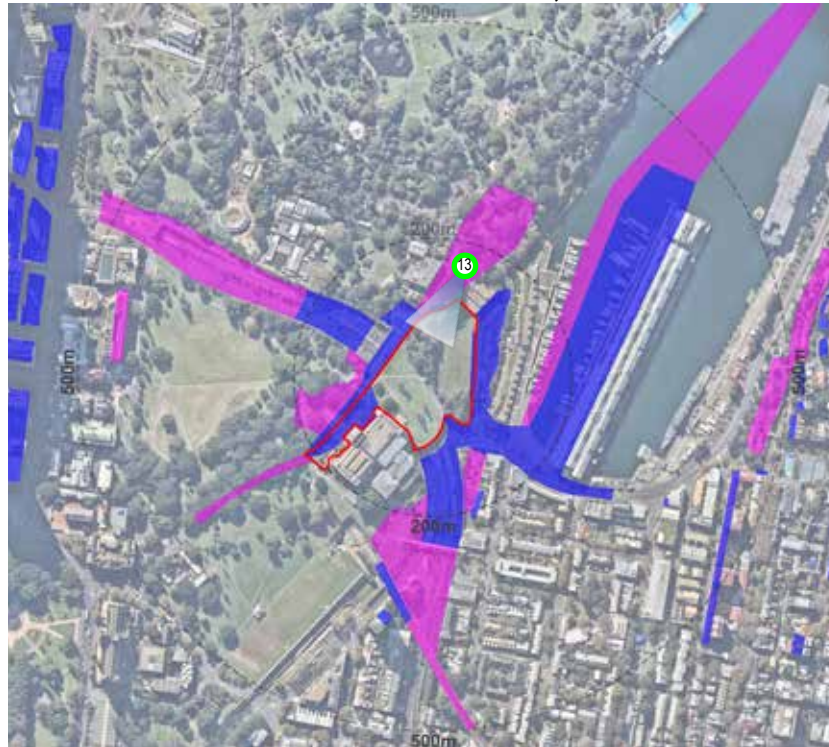
Overall, a **moderate** visual impact is expected from this location. The level of impact will reduce as the viewer moves north down the wharf due to an increased viewing distance and an increasingly oblique angle of view.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	2	2	2	2.2
Visual Impact Rating	MODERATE					

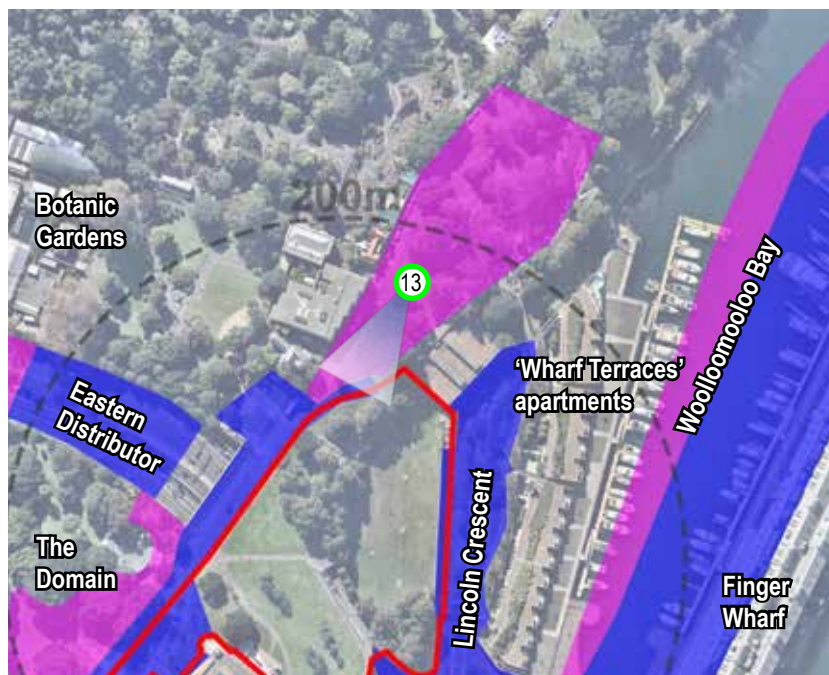


Public Viewpoint 12: Image B - Indicative view of Project

PUBLIC - MID RANGE
VIEWPOINT 13: THE DOMAIN, NEAR MRS MACQUARIES ROAD



Viewpoint location



Viewpoint context



Public Viewpoint 13: Image A - Existing view

LOCATION	Public Viewpoint 13: The Domain, near Mrs. Macquaries Road
DISTANCE	220 m
RECEPTORS	Park users
NO. OF VIEWERS	Moderate
EXISTING VIEW	SEARs required visual location. As shown in image A, this viewpoint looks south towards the Project site from a grassed area in The Domain. The majority of the view consists of established feature trees in a parkland setting. Longer distance views are available along the Mrs. Macquaries Road/Art Gallery Road corridor. The Domain's 1999 POM mentions the key vista 'from Woolloomooloo northern access path to the Italianate tower of former director's residence'. This tower can be seen to the west of this viewpoint, behind the National Herbarium building.

EXPECTED VISUAL IMPACT

The Project will be mostly obscured from this viewpoint by foreground vegetation and signage. The extreme edge of the entry plaza is likely to be visible, parallel to the road corridor with some discernible vegetation removal - refer image B. Views to the Italianate tower of former director's residence will not be impacted.

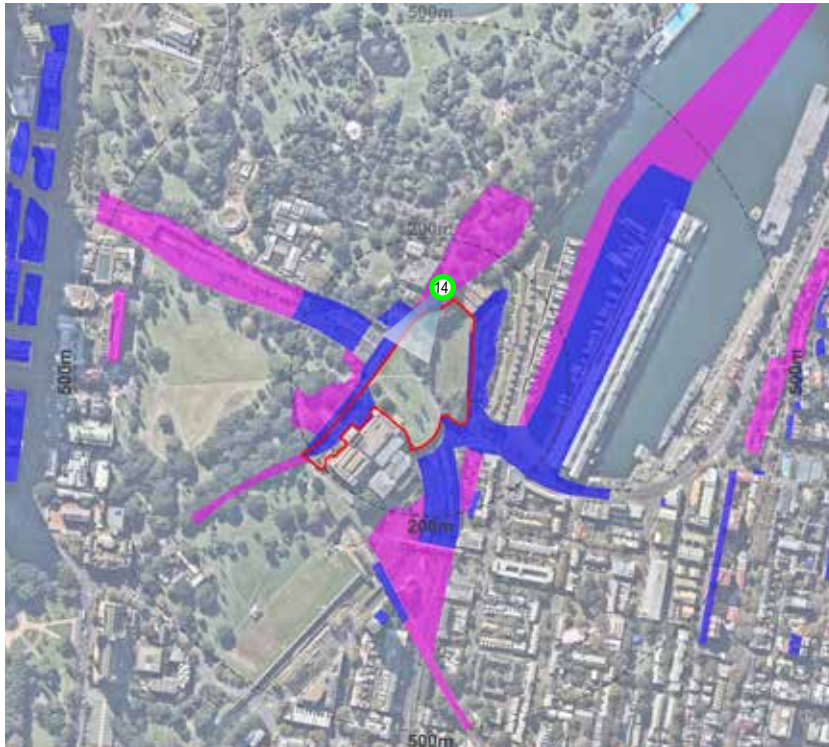
Overall a **low/moderate** impact on visual amenity is expected from this location.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	1	1	1	1.6
Visual Impact Rating	LOW/MODERATE					

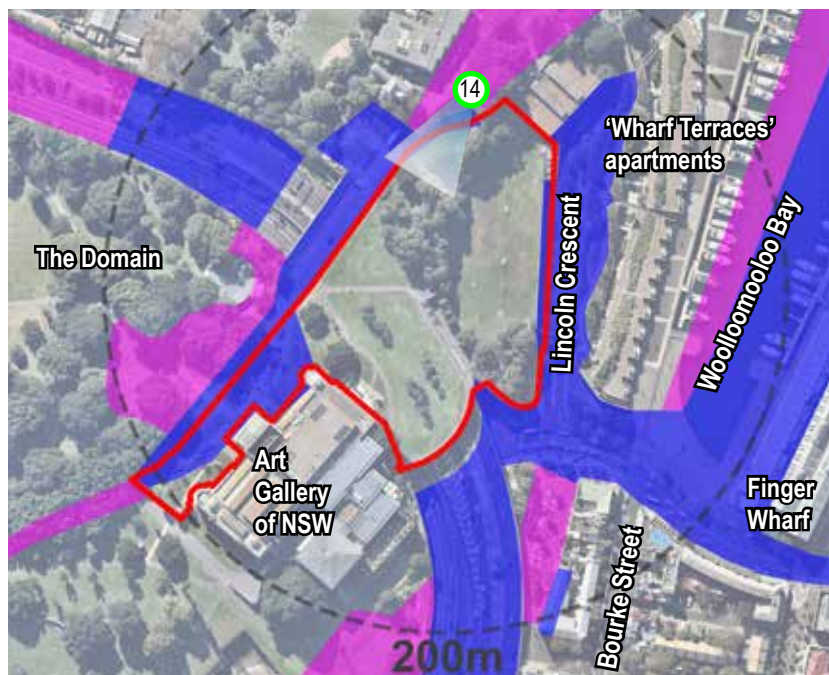


Public Viewpoint 13: Image B - Indicative view of Project

PUBLIC - MID RANGE
VIEWPOINT 14: SOUTHEAST CORNER OF THE NATIONAL HERBARIUM OF NSW



Viewpoint location



Viewpoint context



Public Viewpoint 14: Image A - Existing view

LOCATION	Public Viewpoint 14: South-east corner of the National Herbarium of NSW					
DISTANCE	50 m					
RECEPTORS	Pedestrians and motorists					
NO. OF VIEWERS	Moderate					
EXISTING VIEW	This viewpoint looks south along Art Gallery Road to the existing AGNSW with buildings within the Sydney CBD visible in the distance. To the left of the view can be seen steps descending to a path that allows access to the lower turfed area on top of the disused navy fuel tanks, as well as allowing access between the Domain and Woolloomooloo below. Established vegetation is also visible within this area. The entrance to Woolloomooloo Gate is visible to the right of the view, and is a popular access point between the Domain and the RBG.					
EXPECTED VISUAL IMPACT						
The Project will be visible at an oblique angle along Art Gallery Road with landscaping to the northern part of the project screening and providing filtered views of the northern galleries. The entrance plaza and roof structure will be visible from this location, however the setback and angle of the plaza will maintain views to the AGNSW and significant trees in this location. Landscaping along Art Gallery Road will provide partial screening to the galleries, helping to integrate the built form within its surroundings of the Domain. Due to the proximity to the Project and nature of change to the existing landscape with the introduction of built form to a currently vegetated area, a moderate visual impact is expected from this location, with the use of landscaping around the galleries helping to minimise the visual impact and anchor the Project within its surroundings.						
RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	3	1	1	2	2.0
Visual Impact Rating	MODERATE					



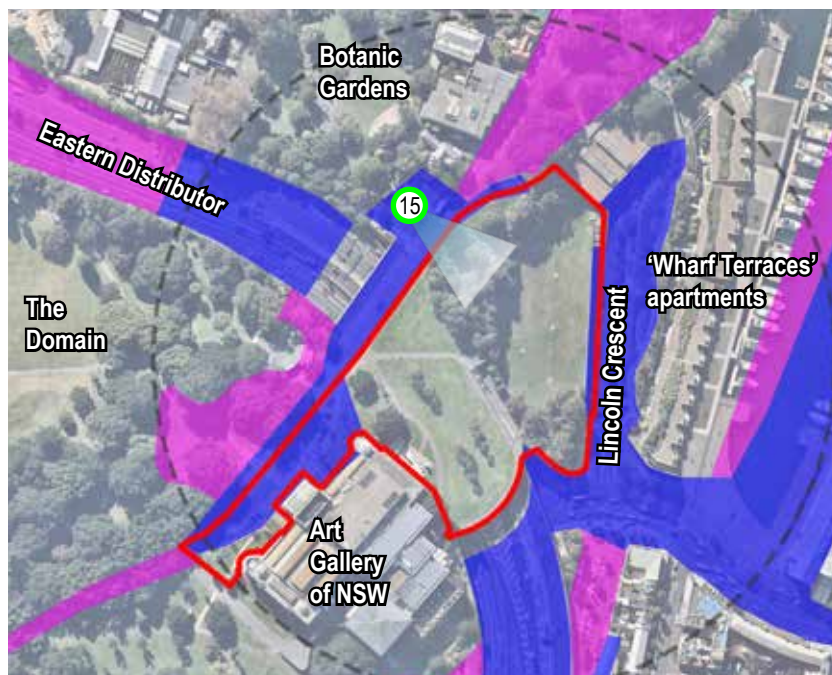
Public Viewpoint 14: Image B - Indicative view of Project

PUBLIC - CLOSE RANGE

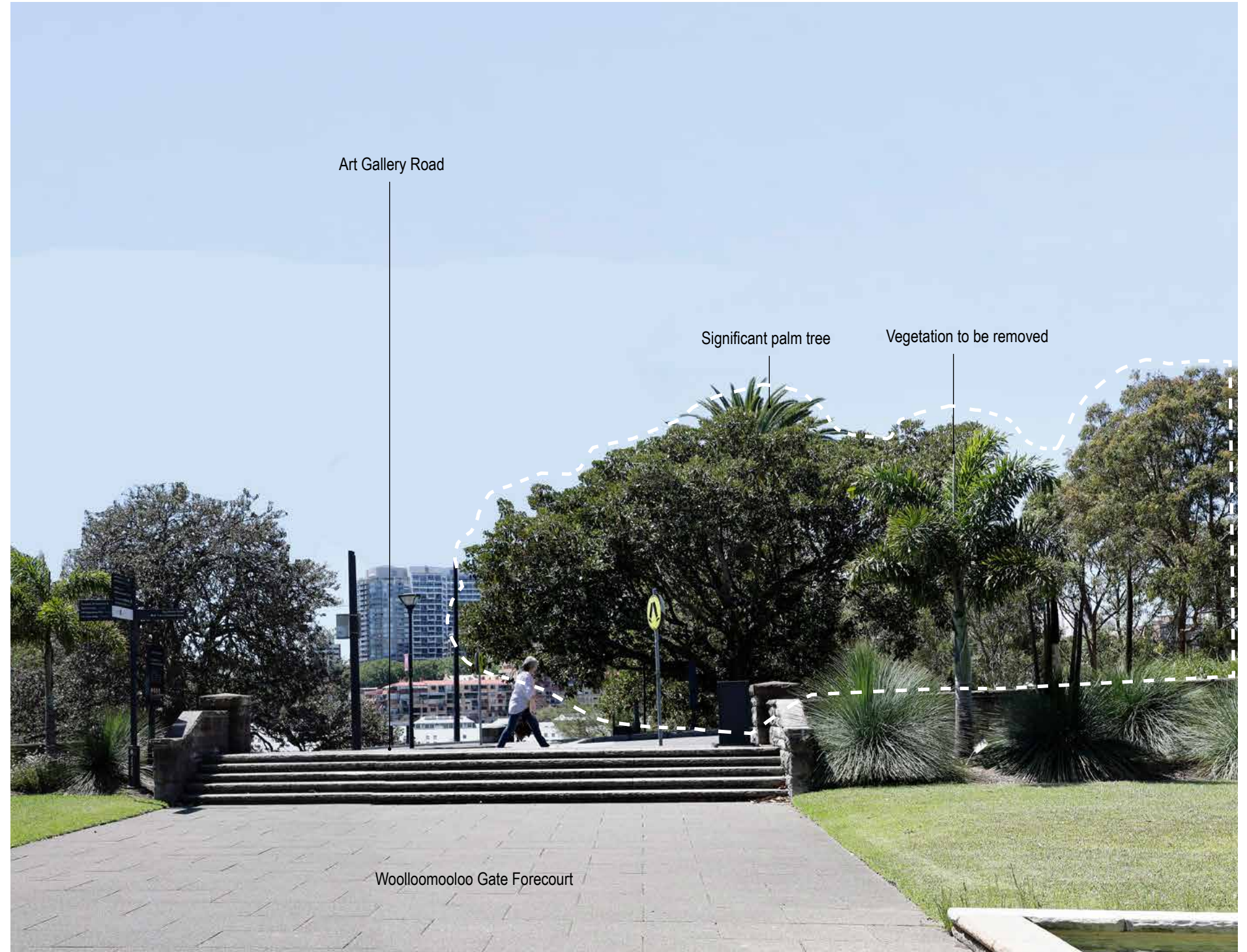
VIEWPOINT 15: WOOLLOOMOOLOO GATE, BOTANIC GARDENS



Viewpoint location



Viewpoint context



Public Viewpoint 15: Image A - Existing view

LOCATION	Public Viewpoint 15: Woolloomooloo Gate, Botanic Gardens
DISTANCE	50 m
RECEPTORS	Park users
NO. OF VIEWERS	High
EXISTING VIEW	SEARs required visual location. As shown in viewpoint image A, the forecourt area to the front of this important gateway into the Botanic Gardens has direct views east towards the Project site. Woolloomooloo Gate is characterised by a level turfed space with a central path, leading up to steps onto Art Gallery Road. The foreground of the view is dominated by a large block of tree planting on the eastern side of the road. More distant views east are mostly blocked by this planting although a narrow view corridor exists between a gap in the trees, offering a vista of the top of Finger Wharf and the ridge of Potts Point. This view corridor is mentioned within The Domain 1999 POM as a key view from this section of the parklands - 'vista from Woolloomooloo entry court to ridge on Potts Point featuring early 20th century apartments on Macleay Street'. Vegetation has since grown in height, however, to obscure much of what was once visible of Potts Point and the Macleay Street apartments.

EXPECTED VISUAL IMPACT

There will be direct views to the Project from this viewpoint, partly screened by planting associated with the Project. The most noticeable change in the visual scene will be the removal of a large quantity of vegetation directly opposite the gate, including a significant palm tree, partly offset by new planting. The glass façade of the gallery building will be clearly visible through the proposed trees.

A portion of the existing view corridor through to Potts Point will be obscured. Overall, a **moderate/high** visual impact is expected on this viewpoint which will diminish slightly as the proposed vegetation matures.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	3	2	2	2	2.4
Visual Impact Rating	MODERATE/HIGH					

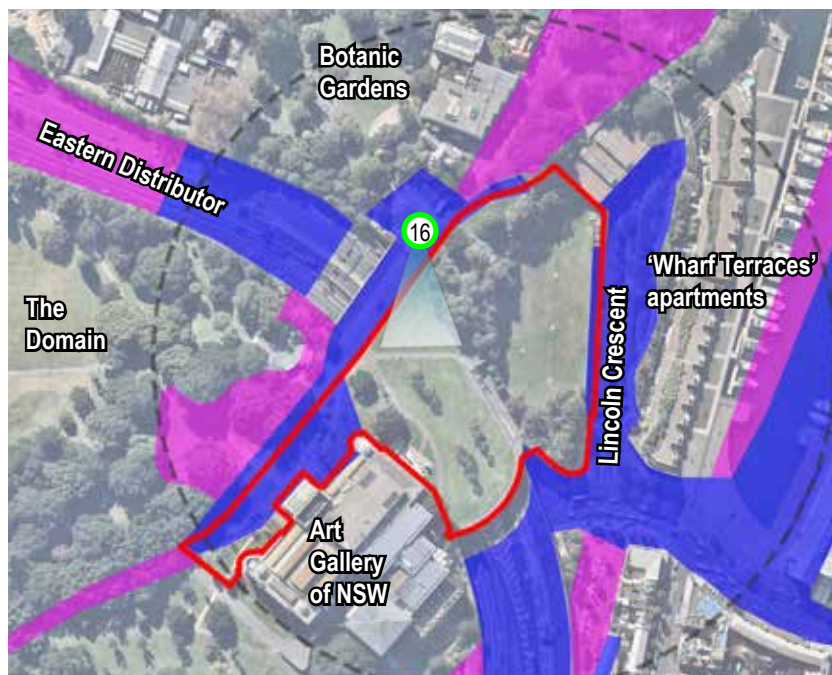


Public Viewpoint 15: Image B - Indicative view of Project

PUBLIC - CLOSE RANGE
VIEWPOINT 16: ART GALLERY ROAD, ADJACENT TO WOOLLOOMOOLOO GATE



Viewpoint location



Viewpoint context



Public Viewpoint 16: Image A - Existing view

LOCATION	Public Viewpoint 16: Art Gallery Road, adjacent to Woolloomooloo Gate
DISTANCE	14 m
RECEPTORS	Park users
NO. OF VIEWERS	High
EXISTING VIEW	SEARs required visual location. As shown in viewpoint image A, this viewpoint on Art Gallery Road has views south towards the existing AGNSW's northern and western facades, as well as adjacent vegetation. Art Gallery Road dominates the foreground, with a large block of tree planting visible on the eastern side of the road, screening more distant views east. The facades of the Gallery are partially screened by tree planting, including several large palms.

EXPECTED VISUAL IMPACT

There will be direct views of the Project from this viewpoint. The Project buildings will be visible spreading south, visually connecting with the built form of the existing AGNSW. The entrance plaza and canopy will be visually prominent - refer Image B.

There will be the noticeable removal of a large quantity of vegetation across the road, directly opposite the viewpoint, although this will be partly offset by proposed landscape planting. A large fig tree in proximity to the northwestern corner of the Gallery will also be removed, opening up views to the northwest corner of the existing building and revealing more of the western facade.

The visual character of this viewpoint will alter to that of denser built form, with a discernible reduction of the green edge to Art Gallery Road. Overall, a **moderate/high** visual impact is expected on this viewpoint which will reduce as the proposed planting matures.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	3	2	2	2	2.4
Visual Impact Rating	MODERATE/HIGH					

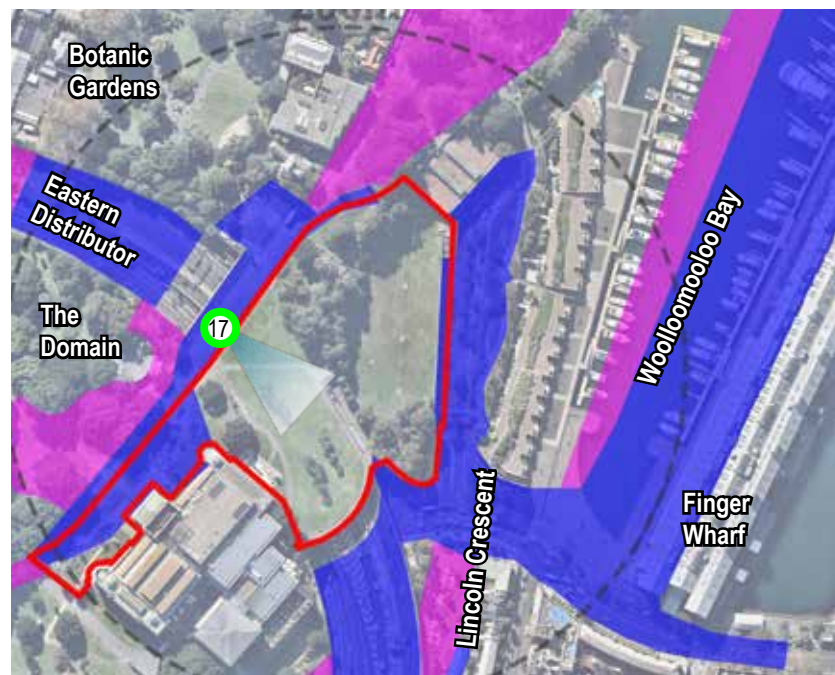


Public Viewpoint 16: Image B - Indicative view of Project

PUBLIC - CLOSE RANGE
VIEWPOINT 17: THE DOMAIN LAND BRIDGE - LOOKING EAST



Viewpoint location



Viewpoint context



Public Viewpoint 17: Image A - Existing view

LOCATION	Public Viewpoint 17: The Domain Land Bridge - looking east
DISTANCE	12 m
RECEPTORS	Park users
NO. OF VIEWERS	High
EXISTING VIEW	As shown in image A, this viewpoint looks east from the central section of the Art Gallery Road land bridge. The foreground is dominated by a grassed slope with groups of medium sized native trees. A large fig tree obscures the corner of the AGNSW to the south of the viewpoint. Extensive views over Woolloomooloo, Finger Wharf, Potts Point and Kings Cross are available in the background. The City of Sydney DCP and OEH management guidelines for The Domain both attach significance to this view, recommending to 'maintain district views over Woolloomooloo from high ground of The Domain and Art Gallery to Kings Cross.'

EXPECTED VISUAL IMPACT	
The Project will be visible directly to the east of this viewpoint, dominating the foreground of the view frame. Several Project buildings will be visible, including the canopy of the entrance plaza. There will be the noticeable removal of vegetation, including the large fig tree to the north and a reduction in the amount of clear sky visible. A large portion of the view to the ridgeline of Potts Point and Kings Cross will be obscured by the new built form, however the open nature of the entrance plaza canopy will partially retain some views through to these suburbs. Overall, a high impact on visual amenity is expected, due to the significance of the view and the scale of change to the visual scene. It should be noted that a similar view will be made available from the publicly accessible external garden space within the centre of the SMP site.	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	3	3	2	3	2.8
Visual Impact Rating	HIGH					

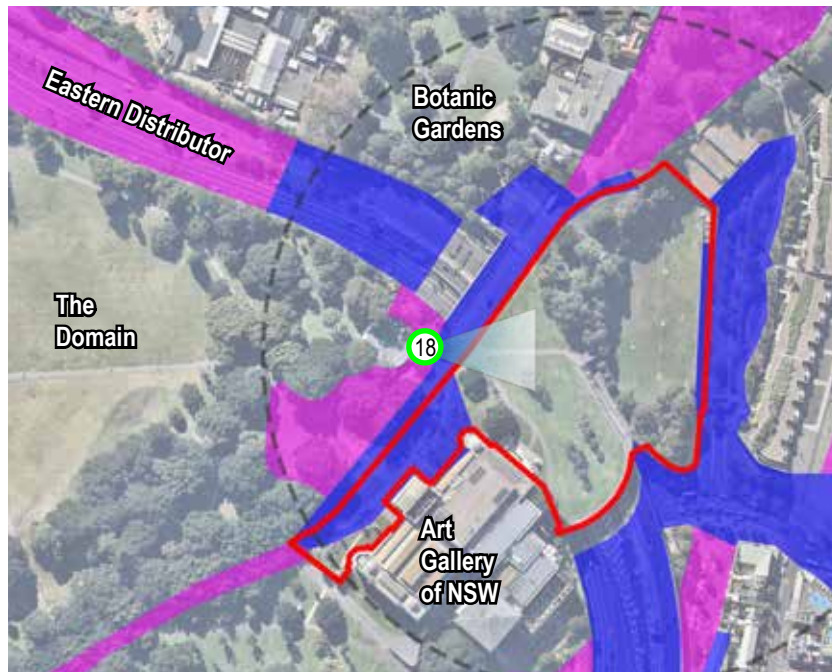


Public Viewpoint 17: Image B - Indicative view of Project

PUBLIC - CLOSE RANGE
VIEWPOINT 18: 'THE PAVILION' CAFE, THE DOMAIN



Viewpoint location



Viewpoint context



Public Viewpoint 18: Image A - Existing view

LOCATION	Public Viewpoint 18: 'The Pavilion' cafe, The Domain
DISTANCE	30 m
RECEPTORS	Cafe patrons
NO. OF VIEWERS	Moderate
EXISTING VIEW	As shown in viewpoint image A, the cafe has views to the east over Finger Wharf to the elevated ridgeline of Potts Point. These views are heavily filtered by foreground vegetation.

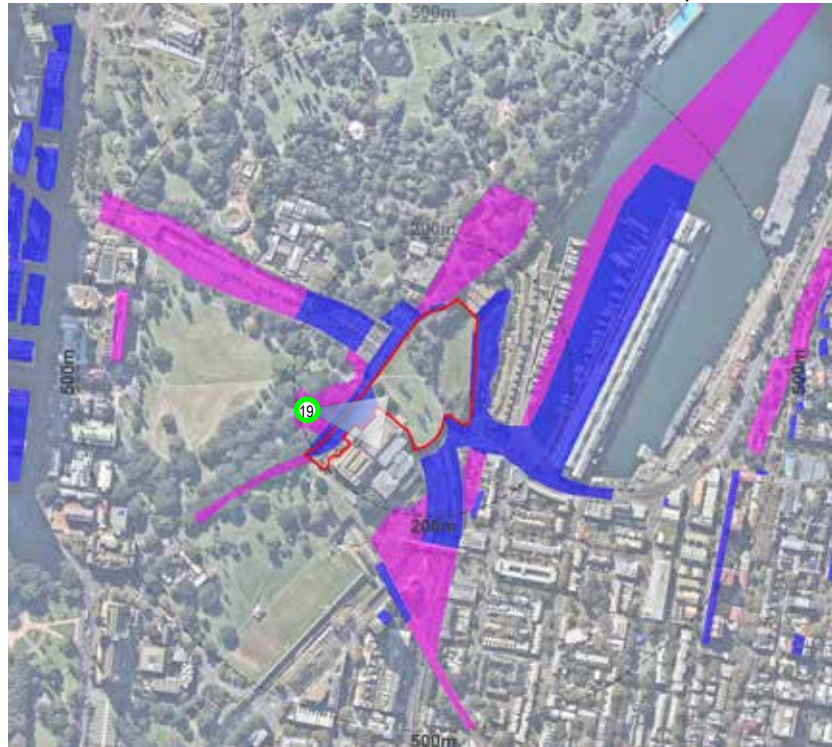
EXPECTED VISUAL IMPACT	
The Project will be visible in close proximity to the cafe, partially filtered by foreground vegetation - refer image B. There will be the noticeable reduction of a small quantum of vegetation within The Domain, with the existing views to Potts Point and Finger Wharf partially blocked by the new built form.	
Planting surrounding the cafe will continue to form a visual buffer to the Project, although the Project will still form a dominant structure within the view frame. The cafe has a significant association with the AGNSW, with patrons often visiting the facility. Overall, a moderate visual impact is expected on this viewpoint.	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	3	2	2	2	2.2
Visual Impact Rating	MODERATE					

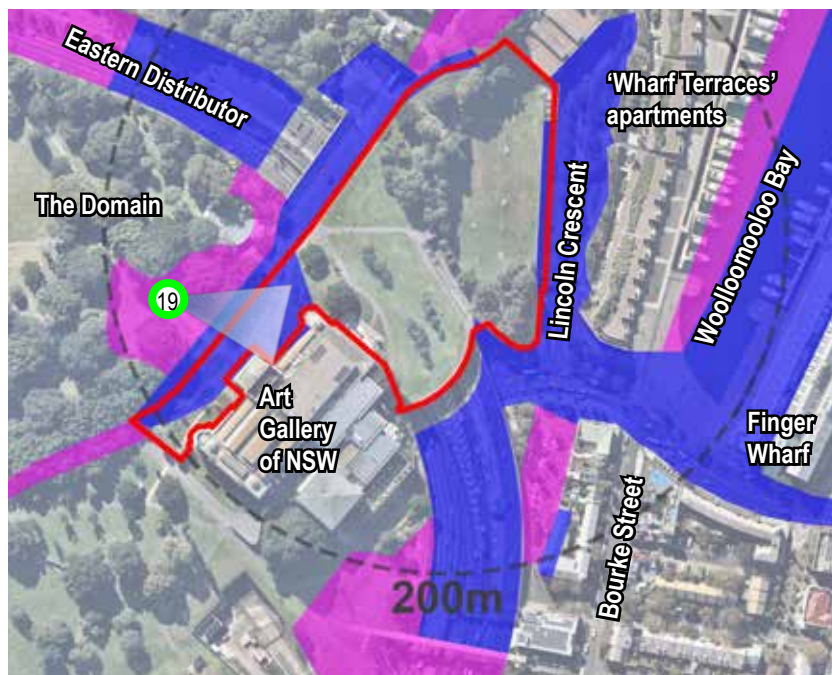


Public Viewpoint 18: Image B - Indicative view of Project

PUBLIC - CLOSE RANGE
VIEWPOINT 19: DOMAIN FOOTPATH, OPPOSITE AGNSW



Viewpoint location



Viewpoint context



Public Viewpoint 19: Image A - Existing view

LOCATION	Public Viewpoint 19: Domain Footpath, opposite AGNSW looking northeast
DISTANCE	105 m
RECEPTORS	Pedestrians
NO. OF VIEWERS	High
EXISTING VIEW	As shown in image A, this viewpoint offers views northeast across Art Gallery Road to the western facade of the AGNSW. The AGNSW dominates the foreground of the view with the building visible within a landscape setting. To the north of the building the dense vegetation of The Domain is visible following the eastern edge of Art Gallery Road, heavily filtering any views to the ridge of Potts Point behind.

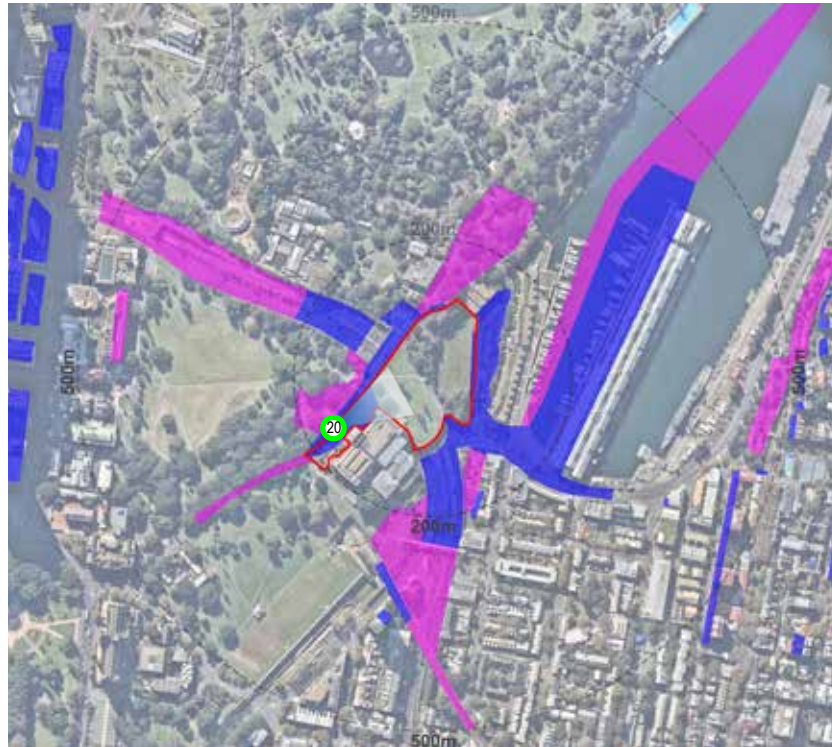
EXPECTED VISUAL IMPACT	
The Project will be partially visible to the northern side of the existing Gallery, with views heavily filtered by foreground vegetation. The significant western facade of the AGNSW will not be obscured by the Project and some key vegetation will be retained (including the tall palms and a fig tree to the northern edge of the building). Due to the difference in building materials as well as the lower height of the Project, the dominance of the existing gallery will not be lost.	
Views of the new built form will be revealed progressively as pedestrians travel east along the footpath towards the AGNSW. Overall a moderate impact on visual amenity is expected from this location in The Domain.	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	3	1	1	1	1.8
Visual Impact Rating	MODERATE					

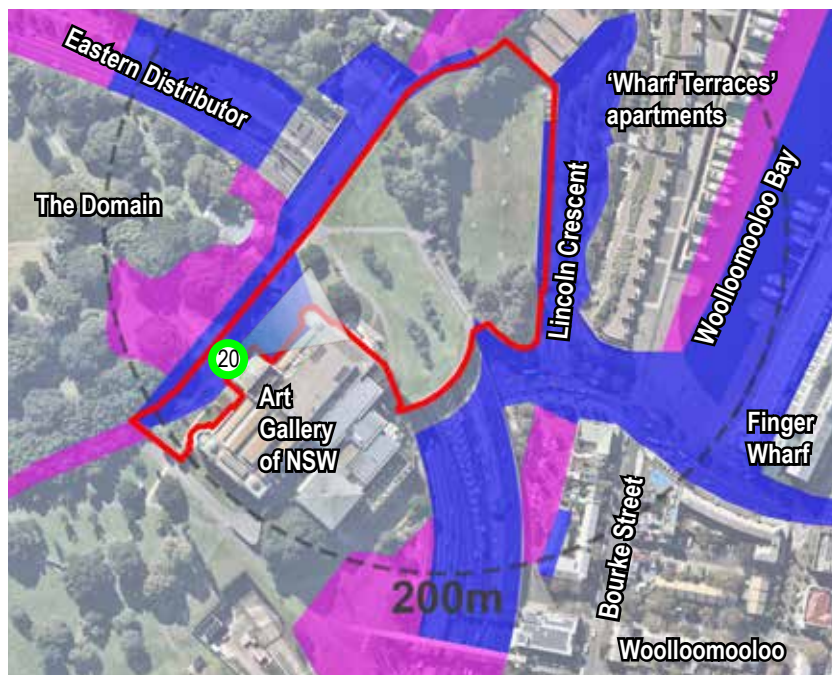


Public Viewpoint 19: Image B - Indicative view of Project

PUBLIC - CLOSE RANGE VIEWPOINT 20: ART GALLERY ROAD, OPPOSITE AGNSW



Viewpoint location



Viewpoint context



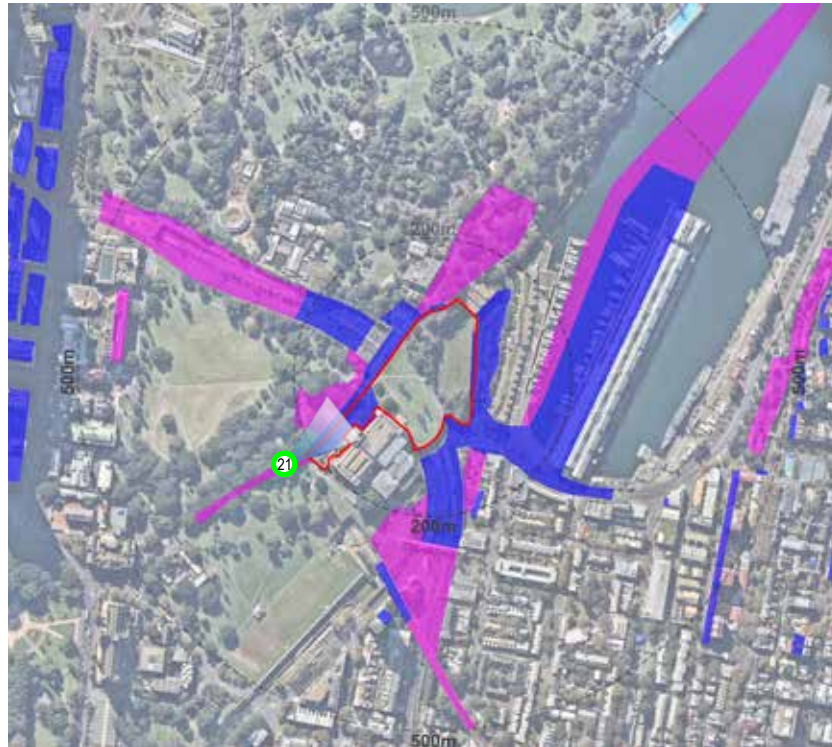
Public Viewpoint 20: Image A - Existing view

LOCATION	Public Viewpoint 20: Art Gallery Road, opposite AGNSW, looking northeast					
DISTANCE	75 m					
RECEPTORS	Pedestrians					
NO. OF VIEWERS	High					
EXISTING VIEW	SEARs required visual location. As shown in image A, this viewpoint offers open views northeast across Art Gallery Road to the western facade of the AGNSW. The AGNSW dominates the foreground of the view with the building visible within a landscape setting. To the north of the building the dense vegetation of The Domain is visible following the eastern edge of Art Gallery Road. Glimpses through to Woolloomooloo Bay are available through the vegetation. This is considered a key view due to the heritage significance of the western facade of the AGNSW.					
EXPECTED VISUAL IMPACT						
The Project will be clearly visible to the northern side of the existing Gallery with some associated vegetation removal and a reduction in clear sky visible. The entrance plaza canopy and adjacent gallery building will be visible, blocking a small quantum of the views to The Domain and Woolloomooloo behind - refer image B. The openness of the entrance plaza will, however, allow the retention of a view corridor through to Potts Point. The significant western facade of the AGNSW will not be obscured by the Project and some key vegetation will be retained (including the tall palms and a fig tree to the northern edge of the building). The character of the view will alter however, with the Project appearing to expand the built form of the existing Gallery north along the edge of Art Gallery Road. Due to the difference in building materials as well as the lower height of the Project, the dominance of the existing gallery will not be lost. Overall a moderate/high impact on visual amenity is expected although the existing AGNSW building is likely to continue to dominate the view frame with its more substantial neoclassical architectural form.						
RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	3	2	2	2	2.4
Visual Impact Rating	MODERATE/HIGH					

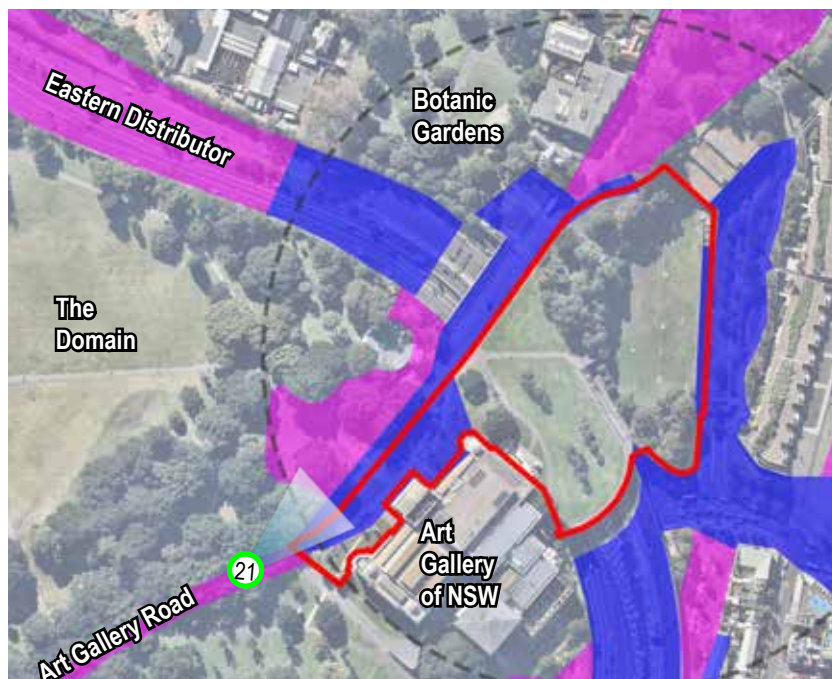


Public Viewpoint 20: Image B - Indicative view of project

PUBLIC - CLOSE RANGE
VIEWPOINT 21: ART GALLERY ROAD, THE DOMAIN



Viewpoint location



Viewpoint context



Public Viewpoint 21: Image A - Existing view

LOCATION	Public Viewpoint 21: Art Gallery Road, The Domain					
DISTANCE	95 m					
RECEPTORS	Park and road users					
NO. OF VIEWERS	High					
EXISTING VIEW	SEARs required visual location. As shown in viewpoint image A, the view north from Art Gallery Road approaching the AGNSW is dominated by the sandstone facade of the existing Gallery building. Large trees on either side of the road frame and partially filter the view. Views to more distant vegetation are available past the Gallery to the north. This is considered a key view due to the heritage significance of the western facade of the AGNSW.					
EXPECTED VISUAL IMPACT						
The Project will be partly visible to the northern side of the existing Gallery building with some associated vegetation removal and some reduction in visible sky - refer image B. The entrance plaza canopy and adjacent gallery building will be visible, partially screened by foreground vegetation. As the viewer travels north along the road corridor towards the AGNSW, the Project will be revealed progressively, with views becoming more open and the Project occupying more of the view frame. The significant western facade of the AGNSW will not be obscured by the Project and some key vegetation will be retained, such as the tall palms to the northern edge of the building. The character of the view will alter however, with the Project appearing to expand the built form of the existing Gallery north with a modern extension, reducing the landscape setting of the building. The existing AGNSW building is likely to continue to dominate the view frame due to its more substantial architectural form. Overall a moderate/high impact on visual amenity is expected, limited to the part of the road in closest proximity to the AGNSW where views are not blocked by large fig trees either side of the road.						
RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	3	2	2	2	2.4
Visual Impact Rating	MODERATE/HIGH					

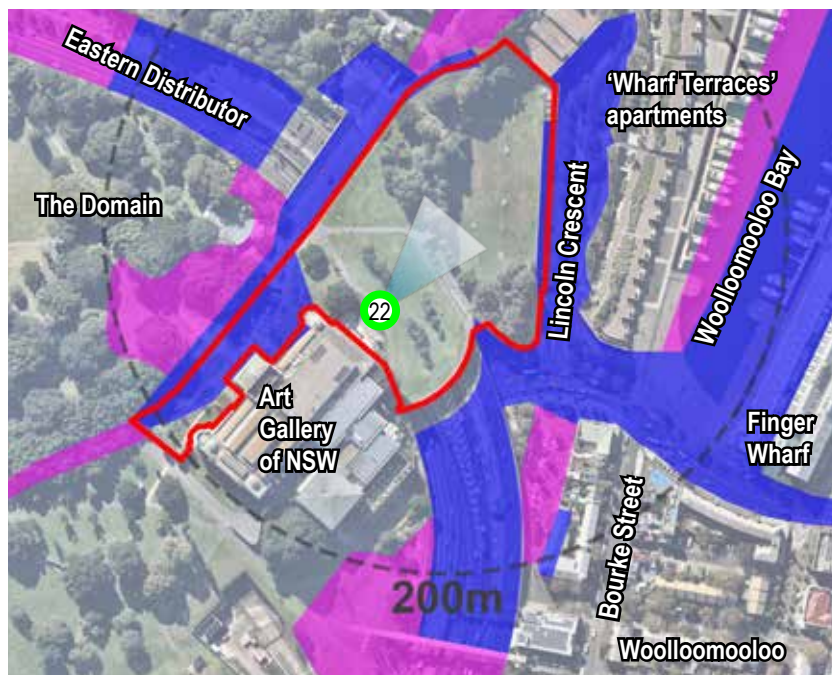


Public Viewpoint 21: Image B - Indicative view of Project

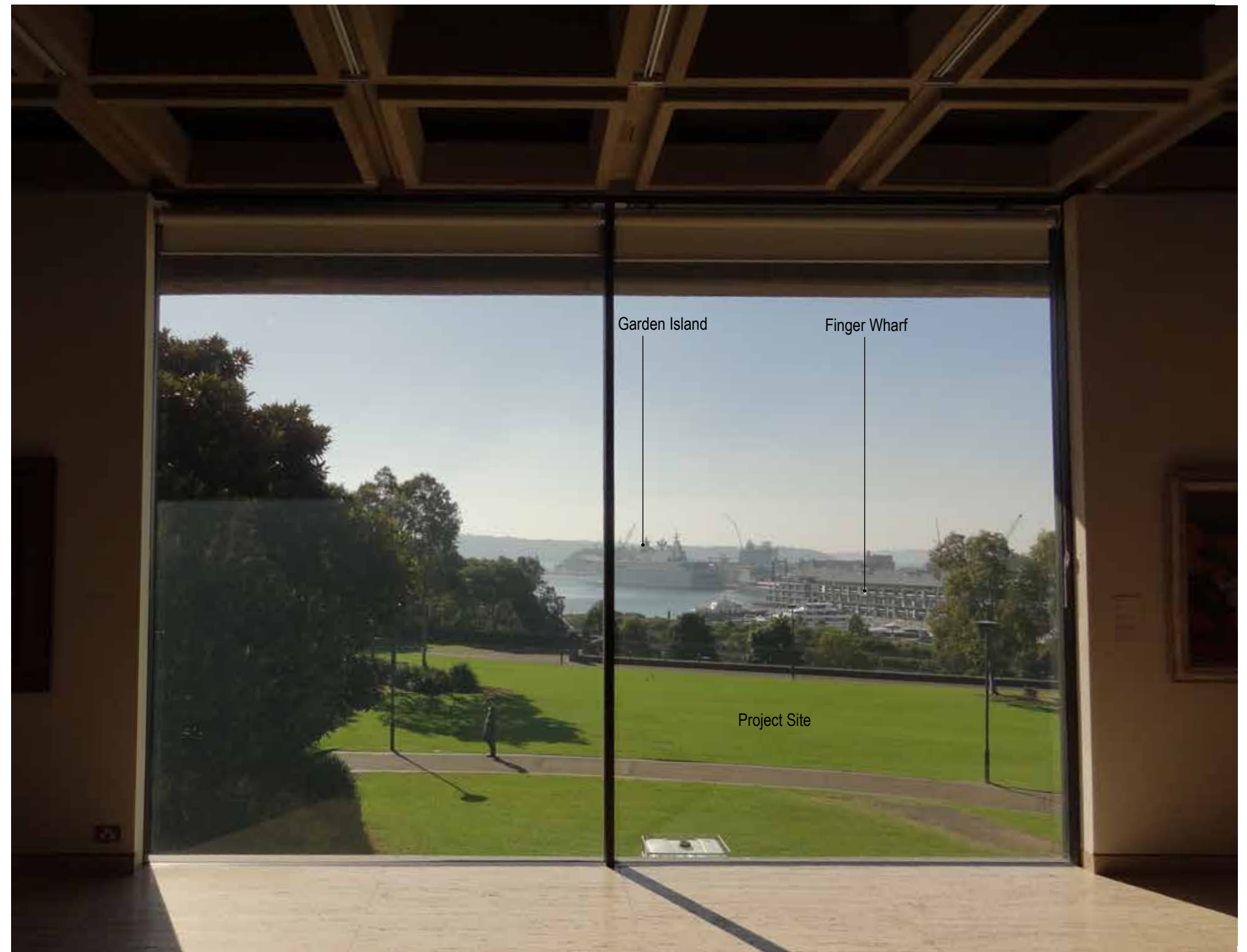
PUBLIC - CLOSE RANGE
VIEWPOINT 22: AGNSW INTERNAL WINDOW



Viewpoint location



Viewpoint context



Public Viewpoint 22: Image A - Existing view

LOCATION	Public Viewpoint 22: AGNSW internal window, looking northeast
DISTANCE	10 m
RECEPTORS	Art Gallery patrons
NO. OF VIEWERS	Moderate
EXISTING VIEW	As shown in image A, this viewpoint offers open views northeast across The Domain towards Woolloomooloo Bay from a large picture window on the second floor of the existing Art Gallery. A level grass lawn is visible in the foreground with Finger Wharf and the Garden Island naval yard in the middle distance. The northern harbour foreshore is visible in the far distance. It should be noted that while this is a public view (entry to the Gallery is free), many would not chose to enter the gallery and thus the view could be considered semi-public.

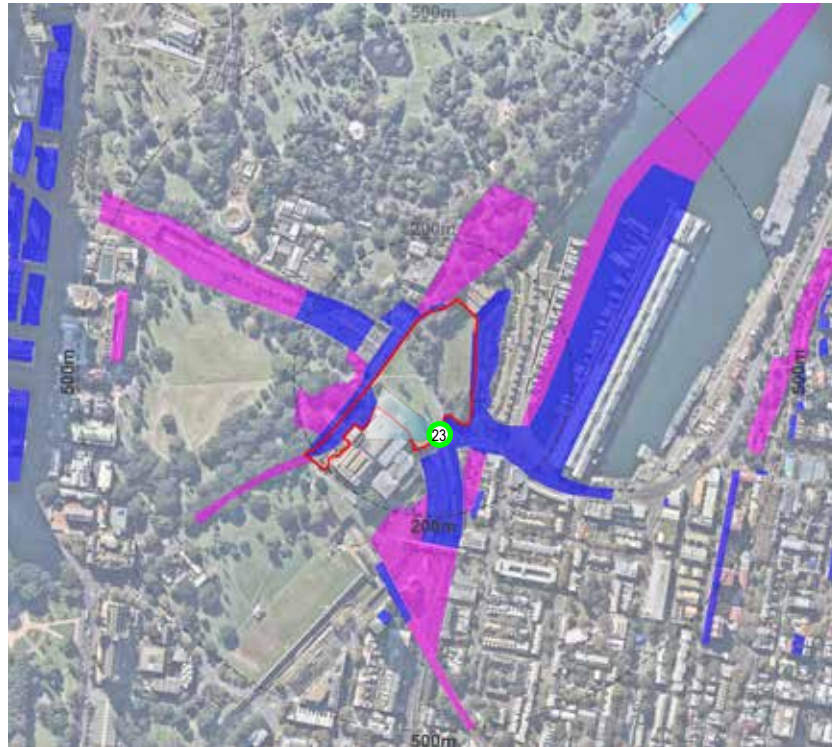
EXPECTED VISUAL IMPACT
The Project will be clearly visible from this window, with Project buildings likely obscuring views towards the harbour. There will be a reduction in the amount of sky and vegetation visible. Despite a major change to the visual scene from this viewpoint, the Project will include several viewing terraces that offer similar or more extensive views north and east to Garden Island and Woolloomooloo Bay - refer image B for an indicative view through the entrance plaza. The newly available views from gallery spaces will compensate for the loss in visual amenity at this location and as a result, a moderate impact is expected from within the AGNSW itself.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	3	1	1	3	2.0
Visual Impact Rating	MODERATE					

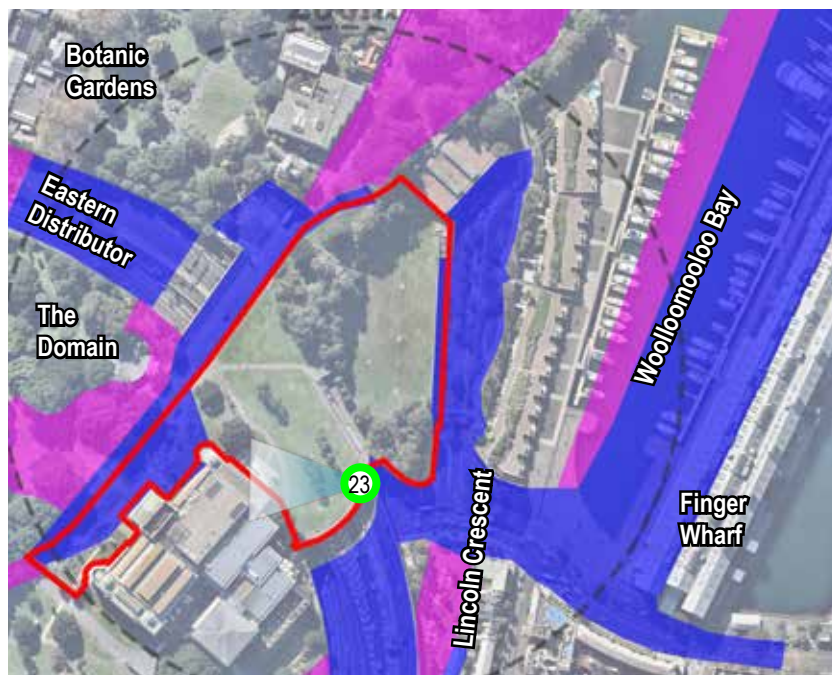


Public Viewpoint 22: Image B - Indicative view of Project

PUBLIC - CLOSE RANGE
VIEWPOINT 23: THE DOMAIN LAND BRIDGE - LOOKING WEST



Viewpoint location



Viewpoint context



Public Viewpoint 23: Image A - Existing view

LOCATION	Public Viewpoint 23: The Domain Land Bridge, looking west
DISTANCE	5 m
RECEPTORS	Park users
NO. OF VIEWERS	Moderate
EXISTING VIEW	As shown in image A, this viewpoint looks west towards the immediate Project site from a grassed area on The Domain land bridge in close proximity to the Eastern Distributor. The foreground is dominated by a grass lawn planted with groups of native trees. The AGNSW and CBD towers are visible behind, partially filtered by the foreground vegetation.

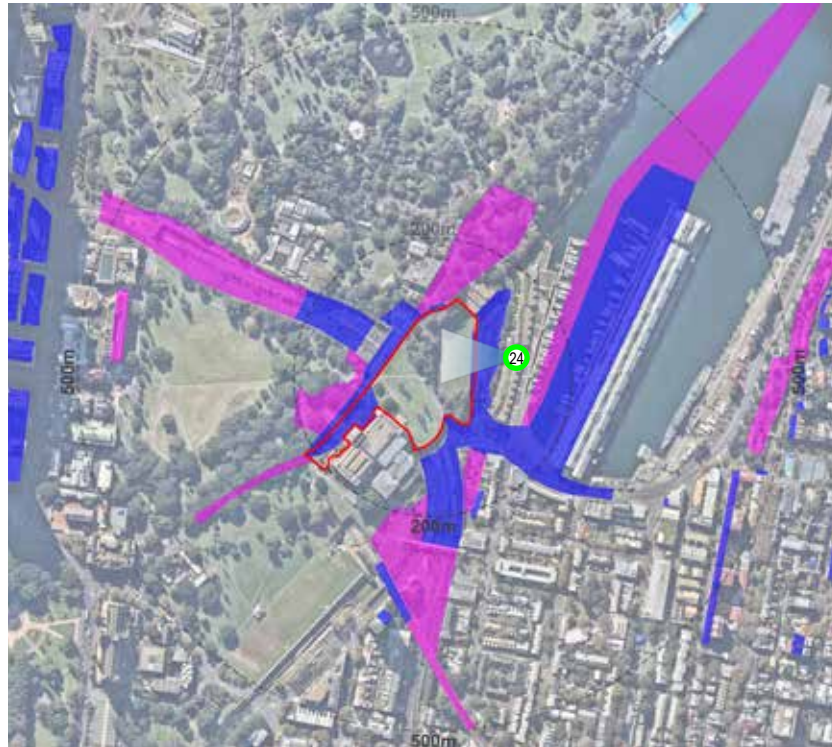
EXPECTED VISUAL IMPACT	
This location will become part of the Project with the visual character of this viewpoint altering from parkland with groupings of established trees to one of an predominately open grass space with the retention of a grop of nine existing trees, path, and some new tree planting around the existing gallery and land bridge. The northern facade of the existing gallery will become more visible from this viewpoint, increasing the overall visibility of built form, however the retention of a large grassed area and new planting will minimise the additional visibility of the building facade.	
Overall, a moderate visual impact is expected on this location with the removal of the established trees providing a greater view of the existing AGNSW.	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	2	2	2	2.2
Visual Impact Rating	MODERATE					

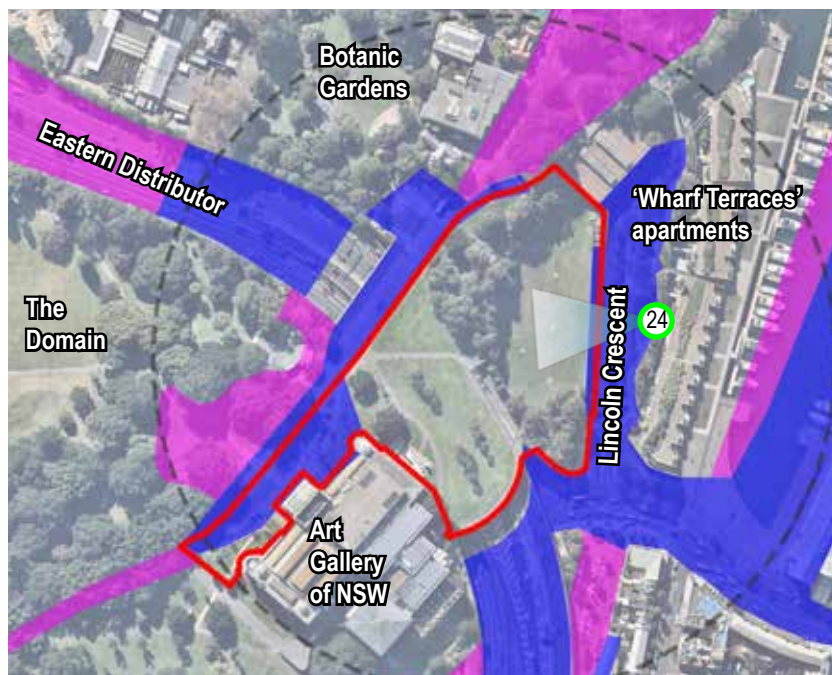


Public Viewpoint 23: Simulated view

PUBLIC - CLOSE RANGE
VIEWPOINT 24: PUBLIC ROOF GARDEN ABOVE 'WHARF TERRACES' APARTMENTS



Viewpoint location



Viewpoint context



Public Viewpoint 24: Image A - Existing view

LOCATION	Public Viewpoint 24: Public roof garden above 'Wharf Terraces' apartments
DISTANCE	90 m
RECEPTORS	Park users
NO. OF VIEWERS	Low
EXISTING VIEW	As shown in viewpoint image A, the rooftop garden space above the 'Wharf Terrace' apartments has extensive panoramic views west over the Project site. Low vegetation within the garden itself frames the base of this view, with the turfed expanse of the oil storage tanks area occupying the foreground, rising up to the dense tree canopy of The Domain. The city skyline can be seen behind with towers rising above the tree line. The AGNSW is visible to the southwest of this viewpoint.

EXPECTED VISUAL IMPACT

The Project will be clearly visible from this roof terrace with direct views of the Project buildings rising up the sloping terrain - refer image B. There will be the noticeable removal of a large quantum of vegetation directly in front of this viewpoint, reducing the mid ground 'green band' between the viewpoint and city skyline. The undulating tree canopy will be replaced by the roof lines of the Project buildings, extending the built form of the existing AGNSW to the north.

Overall, a **moderate** visual impact is expected on this location. Despite the proximity of the Project to the viewer and the large magnitude of change to the visual scene, this public open space is largely a transitional zone and has no street furniture. The period of view is therefore likely to be short and the sensitivity of viewers reduced.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	3	2	2	2	2.2
Visual Impact Rating	MODERATE					

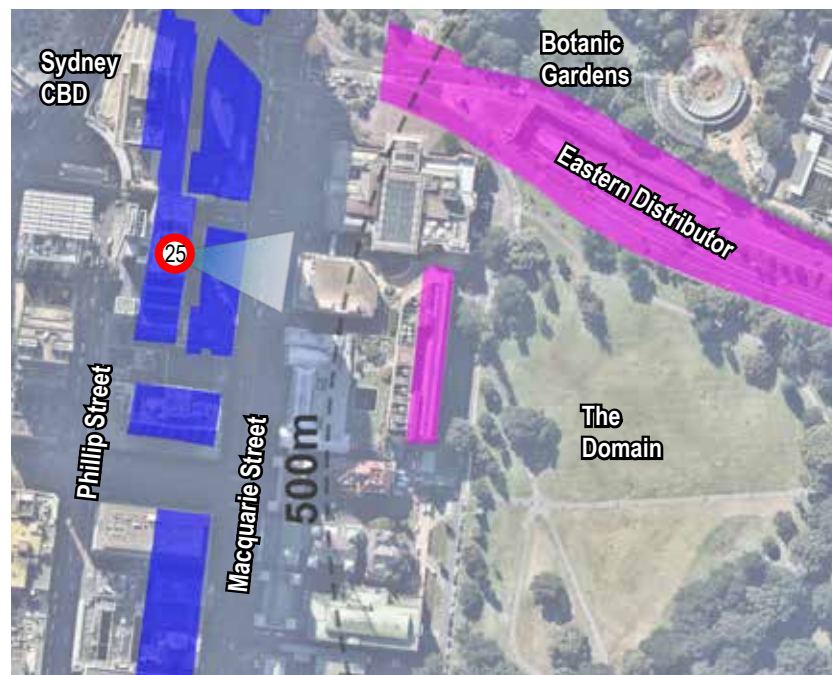


Public Viewpoint 24: Image B - Indicative view of Project

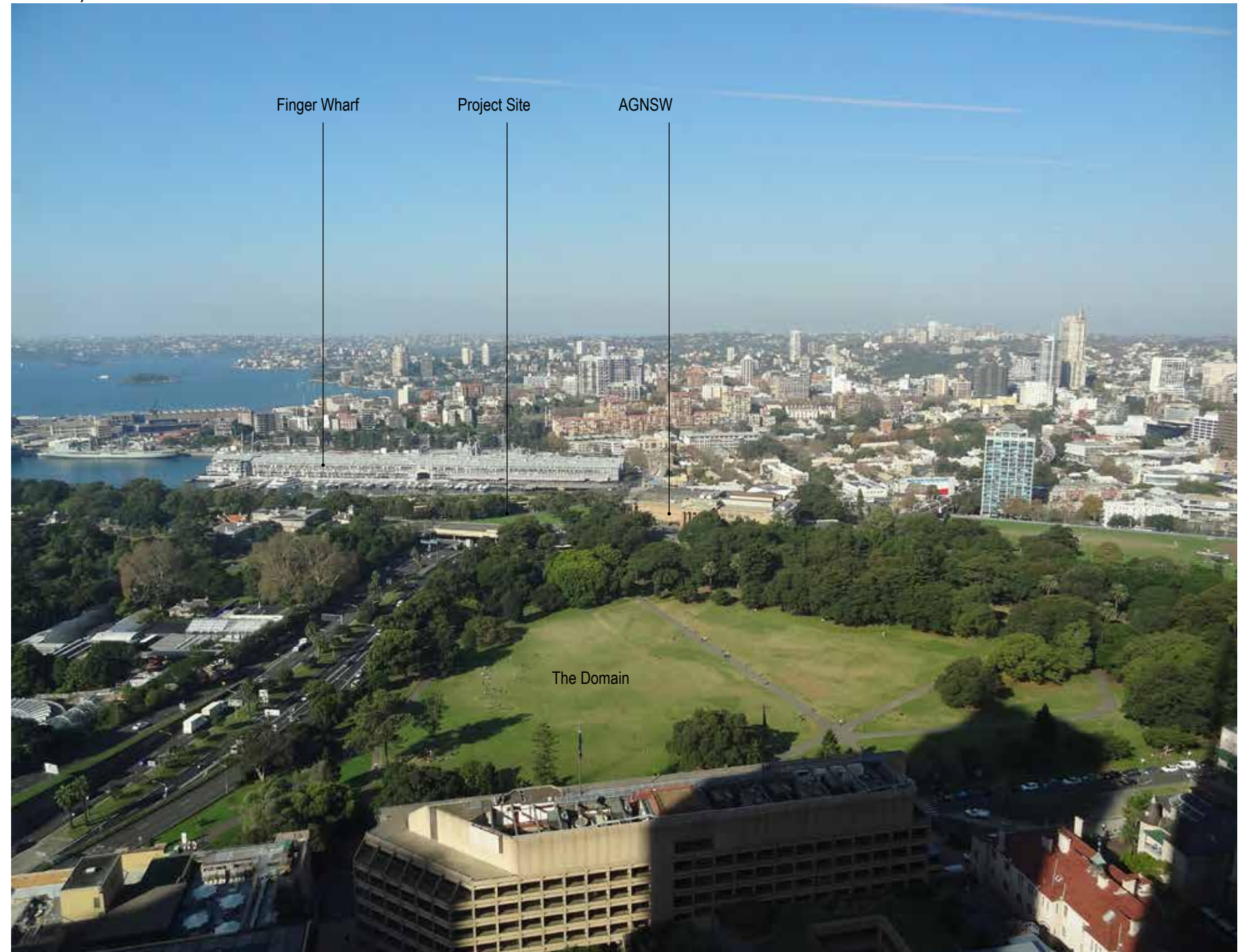
PRIVATE
VIEWPOINT 25: LEVEL 28, DEUTSCHE BANK PLACE, 126 PHILLIP STREET



Viewpoint location

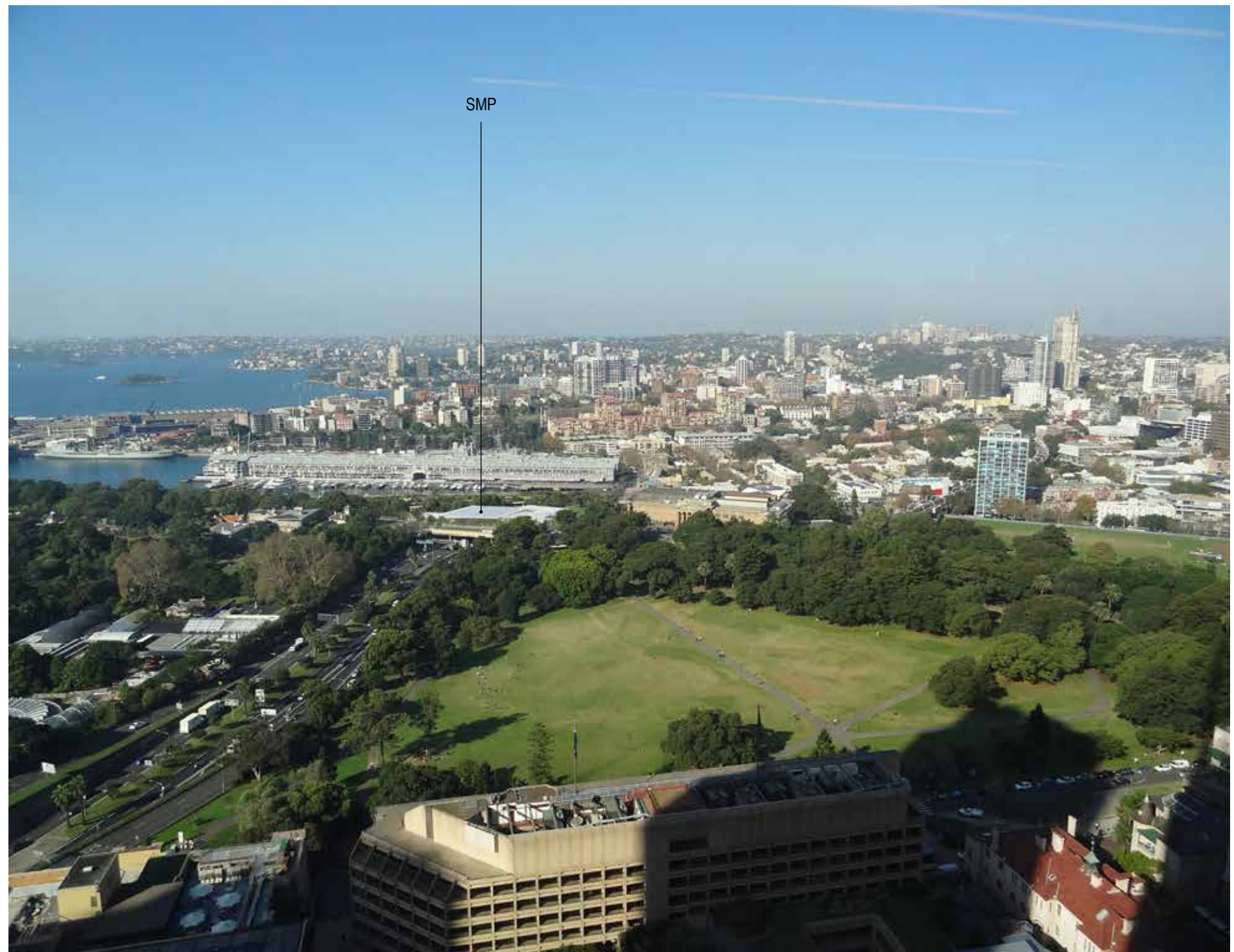


Viewpoint context



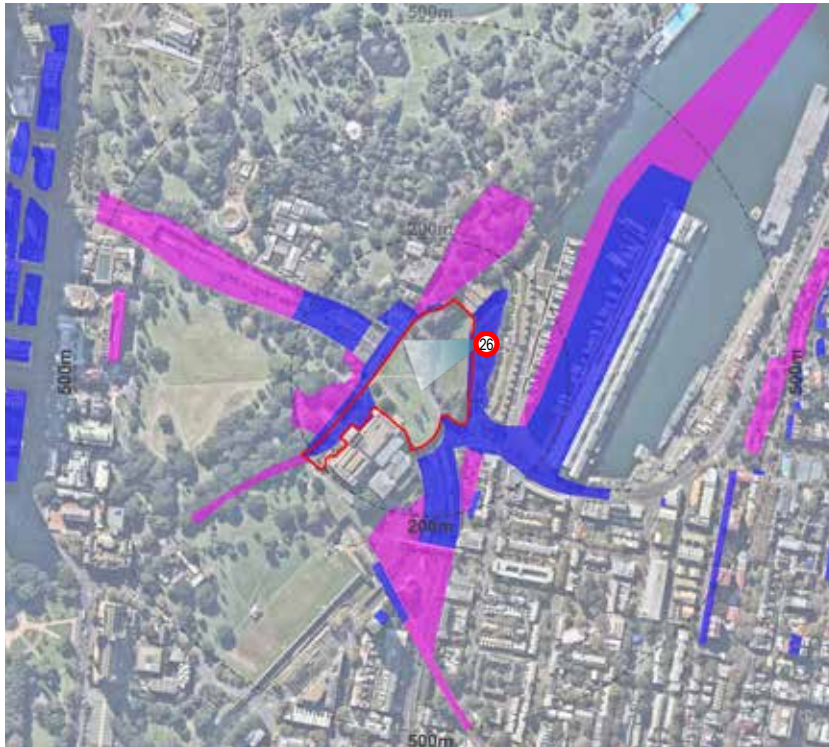
Private Viewpoint 25: Image A - Existing view

LOCATION	Private Viewpoint 25: Level 28, Deutsche Bank Place, 126 Phillip Street					
DISTANCE	580 m					
RECEPTORS	Building occupants					
NO. OF VIEWERS	Low					
EXISTING VIEW	As shown in viewpoint image A, the upper floors of this office tower have extensive panoramic views east. The foreground is dominated by the green open space of The Domain, with the AGNSW clearly visible, slightly screened by tree planting. The residential suburbs of Woolloomooloo, Potts Point and Darlinghurst are visible in the middle distance with the undulating topography of the eastern suburbs stretching into the distance. The expanse of the harbour is clearly visible in the northeast with associated islands and indented bays running along the coastline. This viewpoint is indicative of the elevated vista available to many upper floors of office towers along Phillip and Macquarie Street including the NSW Law Courts, Chiefly Tower, Aurora Place, Governor Phillip Tower and the AMP Centre, amongst others. Lower floors of these towers and some of the smaller office and residential buildings will have a reduced view frame but will still have visual accessibility to the Project site. Views towards the Project site from the lowest floors of these buildings will be blocked by vegetation and built form.					
EXPECTED VISUAL IMPACT						
The Project will be clearly visible from the higher floors of these offices towers, with views of the roof canopy, building sides and associated vegetation removal - refer image B. There will be a slight but discernible reduction in the amount of green space visible within this section of The Domain. The new Project will form a relatively small element within a wide, panoramic view frame and whilst noticeable, a major impact on visual amenity is not expected. A low/moderate impact has been recorded.						
RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	2	1	2	1	1.6
Visual Impact Rating	LOW/MODERATE					

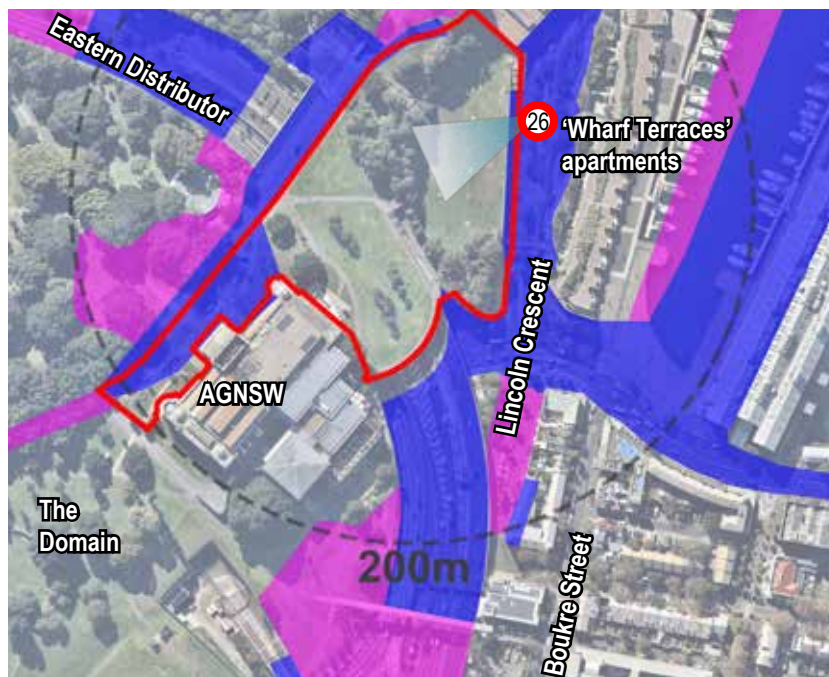


Private Viewpoint 25: Image B - Indicative view of Project

PRIVATE
VIEWPOINT 26: 'WHARF TERRACES' APARTMENTS ENTRANCE, LINCOLN CRESCENT



Viewpoint location



Viewpoint context

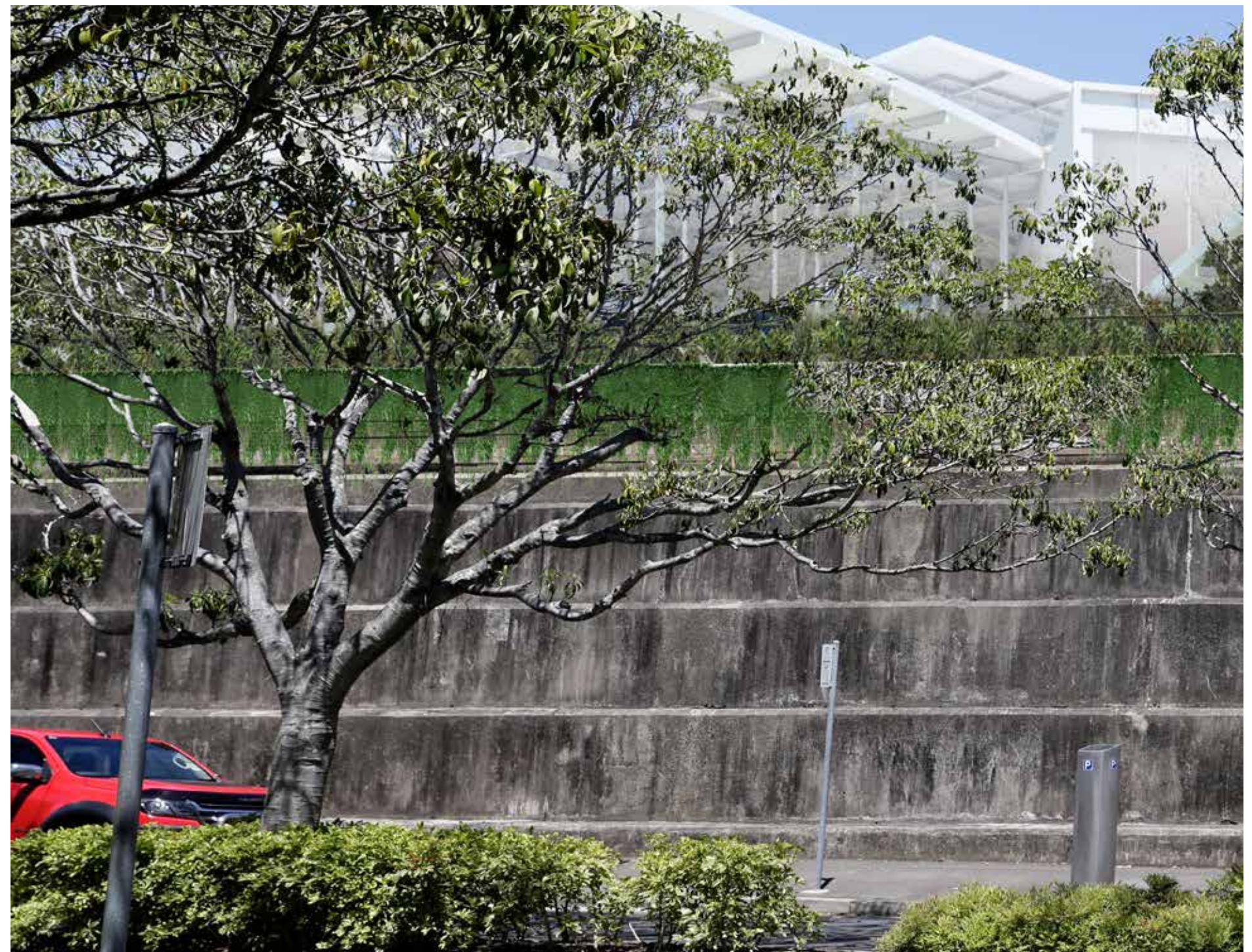


Private Viewpoint 26: Image A - Existing view

LOCATION	Private Viewpoint 26: 'Wharf Terraces' Apartments entrance, Lincoln Crescent
DISTANCE	24 m
RECEPTORS	Apartment residents
NO. OF VIEWERS	Low
EXISTING VIEW	SEARs required visual location. As shown in viewpoint image A, the rear of this apartment complex runs adjacent to Lincoln Crescent. Whilst the eastern side of the apartments face the marina and Finger Wharf, the common entry foyer has views west to the nearby Domain and AGNSW. The foreground is dominated by the road and a stepped concrete wall, retaining a flat turfed area above. These views are partially filtered by tree planting within the median on Lincoln Crescent. The top of some trees in the Domain are visible in the distance.

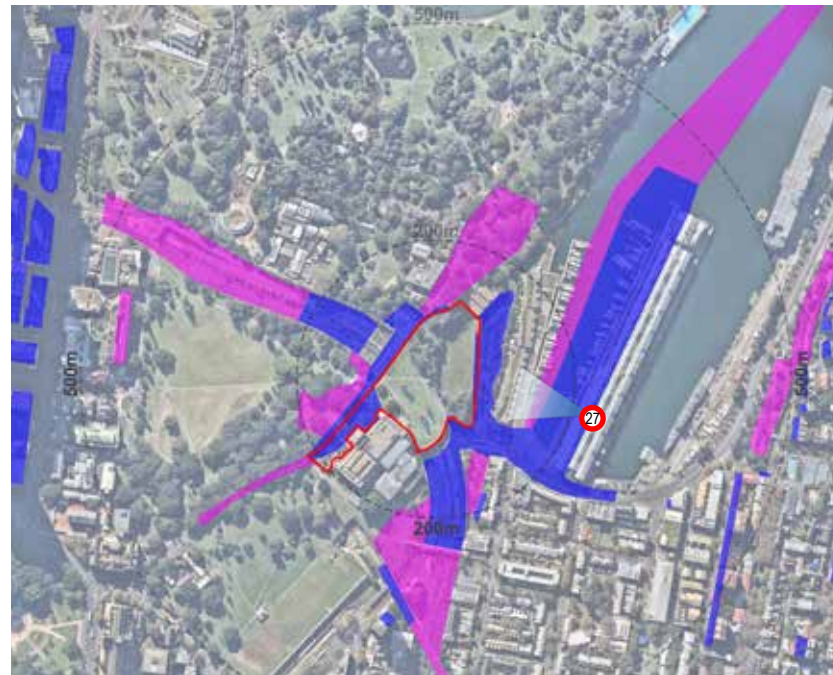
EXPECTED VISUAL IMPACT	
There will be clear views of the Project from the building entrance, including the lower galleries situated above the stepped concrete wall - refer image B. Views will be filtered by the existing tree planting within the road median.	
The Project will block the existing views of The Domain and CBD, however, despite the large magnitude of change, only a low/moderate visual impact is expected. This is due to the transitory nature of the viewpoint and relatively low number of pedestrians as well as there being no windows on the western facade of the apartment complex. The existing stepped concrete wall represents a significant built structure within the current view, reducing the receptor's sensitivity to change in the visual scene.	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	3	1	1	1	1.6
Visual Impact Rating	MODERATE/LOW					



Public Viewpoint 26: Image B - Indicative view of Project

PRIVATE
VIEWPOINT 27: FINGER WHARF APARTMENTS, WOOLLOOMOOLOO



Viewpoint location

Viewpoint context



Private Viewpoint 27: Image A - Existing view from Finger Wharf 4th floor, Woolloomooloo

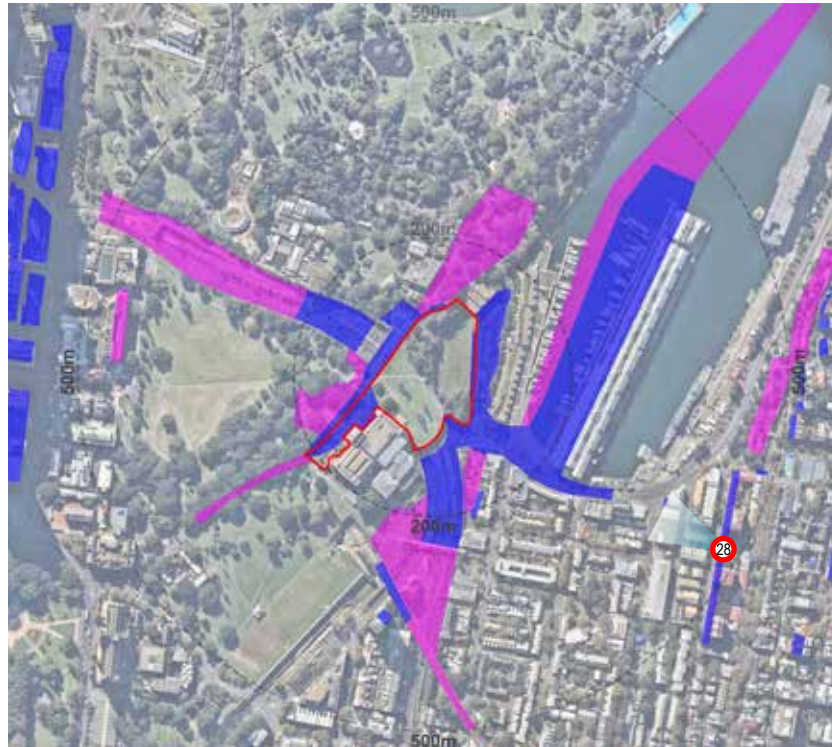
LOCATION	Private Viewpoint 27: Finger Wharf apartments, hotel and restaurant complex, Woolloomooloo
DISTANCE	160 m
RECEPTORS	Apartment residents and hotel guests
NO. OF VIEWERS	Low
EXISTING VIEW	This apartment, hotel and restaurant complex consists of five floors, containing single level and split level units and hotel rooms of varying sizes. The western elevation of the building has extensive views west, as shown in viewpoint image A. The more elevated apartments and hotel rooms have panoramic views towards the city skyline. A public timber walkway and marina occupy the foreground, with the low rise form of the Wharf Terrace apartments visible across Woolloomooloo Bay. The undulating green canopy of The Domain and Botanic Gardens tree line is visible behind with the city skyline rising sharply beyond. The existing Art Gallery is visible within a landscape setting, partially screened by tree planting.
EXPECTED VISUAL IMPACT	
The Project will be visible from the majority of west facing windows within this complex. The fourth and fifth floors will have extensive elevated views of the Project with the proposed buildings rising behind the 'Wharf Terraces' Apartment complex. There will be the noticeable removal of vegetation in this location and a reduction in the mid ground 'green band' between Woolloomooloo Bay and the city skyline. The built form of the existing Gallery will spread north. From the highest floors, the Project will be visible as part of a wider, panoramic view frame. From lower floors, the Project will appear elevated above the viewer. Larger boats within the marina will block some views of the Project from the ground floor windows. Overall, a moderate/high visual impact is expected in this location. The highest impacts will be experienced by the upper floors at the southern end of the wharf with elevated views of the Project. The level of impact will reduce moving north along the wharf as the viewing distance increases and the angle of view from windows and balconies becomes more oblique.	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	3	3	2	2.6
Visual Impact Rating	MODERATE/HIGH					

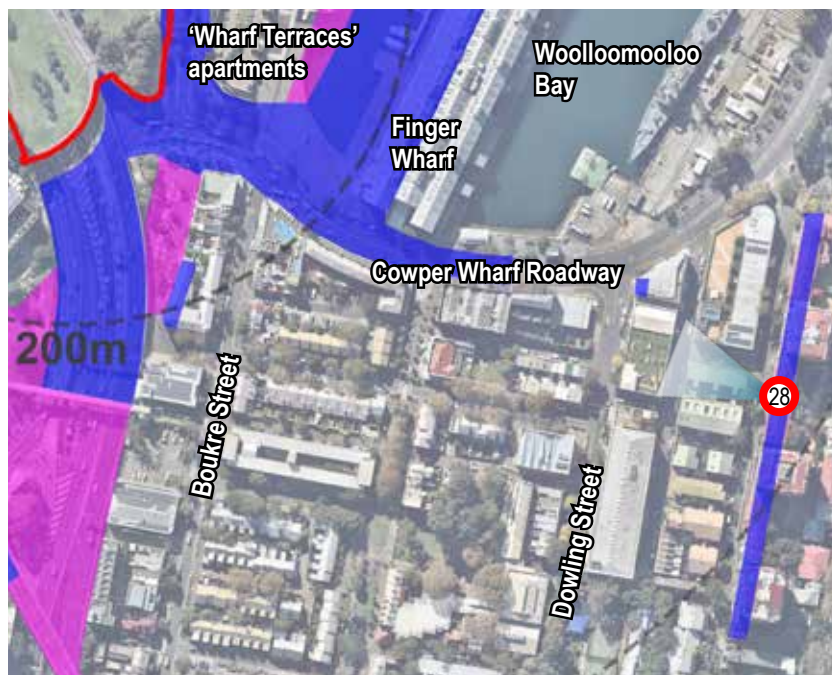


Private Viewpoint 27: Image B - Indicative view of project

PRIVATE
VIEWPOINT 28: HORDERN TOWER APARTMENTS, VICTORIA STREET



Viewpoint location



Viewpoint context



Private Viewpoint 28: Image A - Existing view (representative from street level)

LOCATION	Private Viewpoint 28: Hordern Tower apartments, Victoria Street (photo taken at ground level)
DISTANCE	460 m
RECEPTORS	Apartment residents
NO. OF VIEWERS	Low
EXISTING VIEW	SEARs required visual location. Access into the apartments was not possible and so viewpoint image A was taken from a public footpath at the base of the tower. The image is indicative of the type of views available from apartments, with more elevated units having wider and more extensive panoramic views. The western elevation of this building has unobstructed views towards the city skyline. The rooftops associated with the suburb of Woolloomooloo are visible in the foreground, at a lower elevation to the viewer. The green canopy of The Domain and Botanic Gardens forms a green band separating this built form from the city skyline rising behind. The existing Art Gallery is visible within a landscape setting, partially screened by surrounding tree planting.

EXPECTED VISUAL IMPACT

The Project will be clearly visible from west facing windows within these elevated residential apartments and similar nearby developments on Victoria St. There will be clear views of the roof canopy, building sides and associated vegetation removal. There will be a discernible reduction in the amount of green space visible in this location and a reduction in the mid ground 'green band' between Woolloomooloo and the city CBD - refer image B, although a small amount of tree canopy will still be visible above the Project roof line.

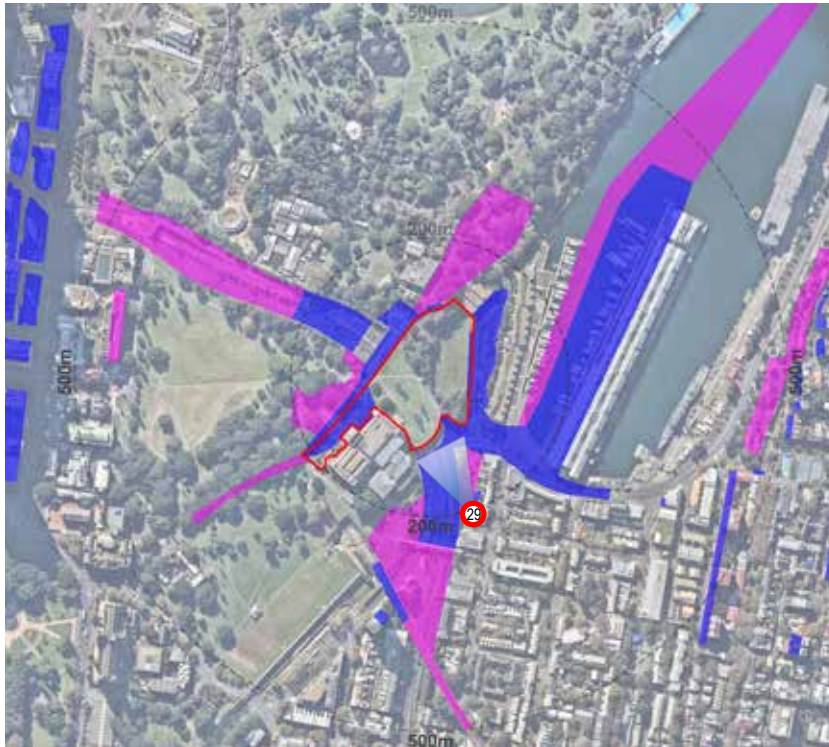
Overall, the Project will form a relatively small element within a wide, panoramic view frame, especially from the highest apartments. Whilst noticeable, a major impact on visual amenity is not expected. A **moderate** impact is expected from this location and the nearby residential buildings at a similar viewing distance.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	2	2	2	2.2
Visual Impact Rating	MODERATE					

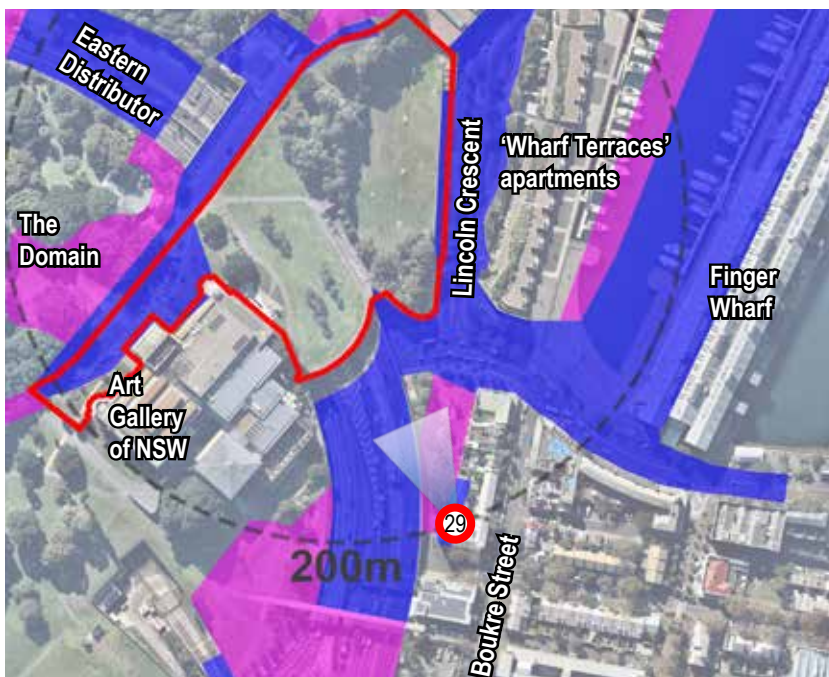


Private Viewpoint 28: Image B - Indicative view of Project

PRIVATE
VIEWPOINT 29: APARTMENT BLOCK, CORNER OF LINCOLN CRESCENT AND NICHOLSON STREET



Viewpoint location



Viewpoint context



Private Viewpoint 29: Image A - Existing view

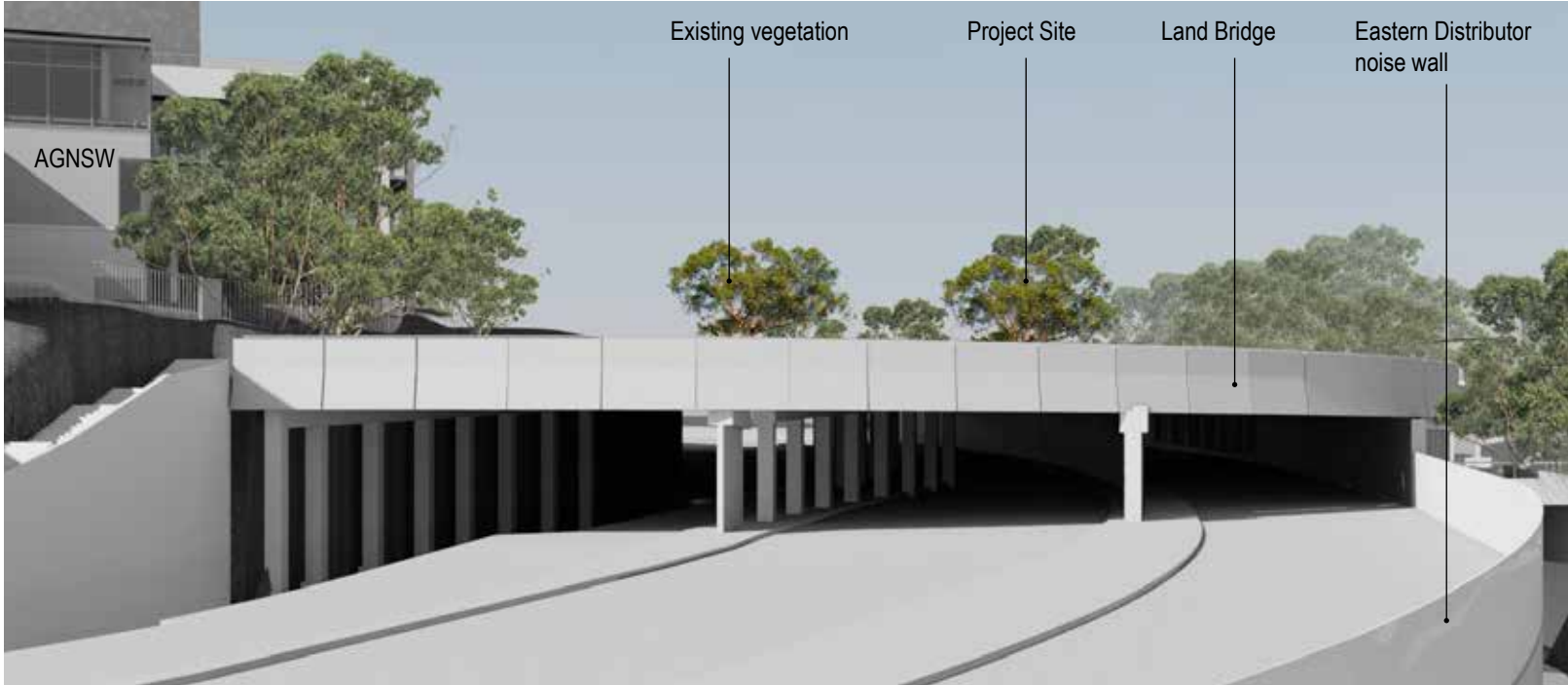
LOCATION	Private Viewpoint 29: Apartment block, corner of Lincoln Crescent and Nicholson Street
DISTANCE	110 m
RECEPTORS	Apartment residents
NO. OF VIEWERS	Low
EXISTING VIEW	Access into this apartment block was not possible and so viewpoint image A was taken from a public footpath beneath the building. The nearby retaining wall associated with the Eastern Distributor motorway will block the majority of views west from these apartments. The Project site would only be visible from the third level, with views across the motorway to the land bridge, AGNSW and The Domain, backed by towers within the CBD - refer simulated image B.

EXPECTED VISUAL IMPACT

The Project will be visually accessible from the western windows on the third floor of this apartment block. The Project will be visible sitting above the land bridge over the Eastern Distributor. There will be a discernible increase in the volume of vegetation visible due to new tree planting around the edge of the land bridge as well as the retention of a group of nine existing trees.

Whilst the Project will comprise a noticeable change to the foreground in terms of vegetation and slight built form, the presence of significant existing built form within the view, including the large Eastern Distributor road corridor and noise wall, reduces the level of sensitivity to change in the visual scene. Overall, a **low/moderate** visual impact is expected.

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	2	1	2	1	1.6
Visual Impact Rating	LOW/MODERATE					

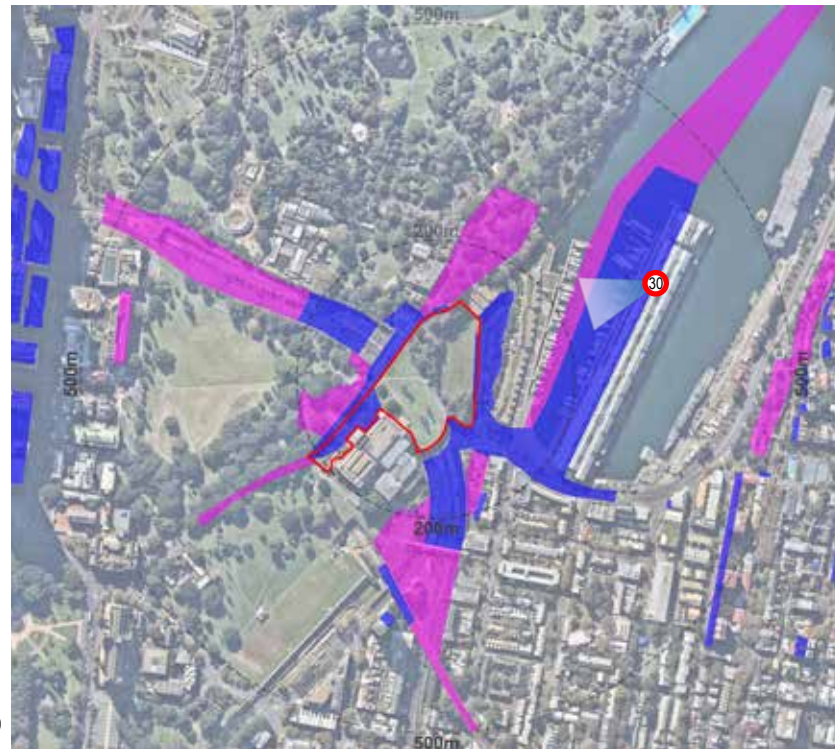


Private Viewpoint 29: simulated image B (existing)



Private Viewpoint 29: simulated image C (proposed)

PRIVATE
VIEWPOINT 30: APARTMENT, FINGER WHARF WOOLLOOMOOLOO



Viewpoint location



Viewpoint context



Private Viewpoint 30: Image A - Existing view

LOCATION	Private Viewpoint 30: Apartment, Finger Wharf, Woolloomooloo
DISTANCE	270 m
RECEPTORS	Apartment residents
NO. OF VIEWERS	Low
EXISTING VIEW	From this viewpoint extensive views west provide views over Woolloomooloo Bay and associated marina, the Wharf Terraces apartment complex, Domain land and the Sydney CBD in the distance. Mature vegetation within the Domain and Botanic Gardens provides a strong 'green band' running through the viewpoint, providing a separation between the built form of the CBD in the distance and the maritime nature of the foreground. The existing AGNSW is visible to the left of the view, with the northern facade partially obscured by existing vegetation.

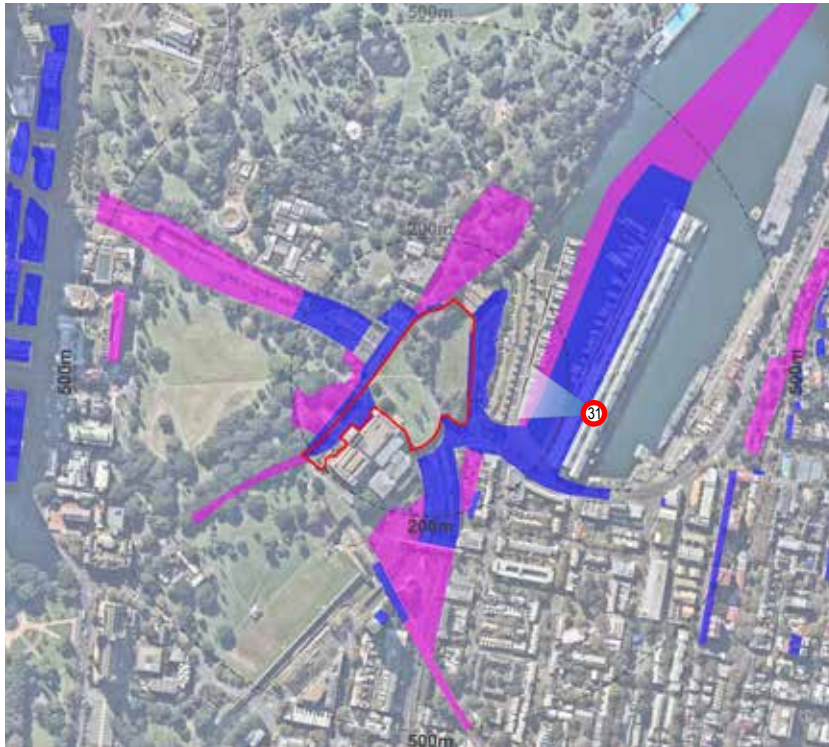
EXPECTED VISUAL IMPACT	
The Project will be visible from the western side of the Finger Wharf development, with the majority of private apartments having views west over the Project. The apartments on the upper levels will have elevated views, with the lower apartments having less substantial views of the built form. The 'green band' will be noticeably diminished, with a portion of existing vegetation being removed. Vegetative elements to the left and right of the view, as well as set further back in the Domain and on top of the Wharf Terraces apartment complex will ensure that some of this band remains and helps to provide relief from the built form of the CBD. Due to the dominance of the CBD skyline, the Project will form part of the wider panoramic view frame and is expected to have a moderate/high visual impact, especially for residents on higher levels.	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	3	2	2	3	2	2.4
Visual Impact Rating	MODERATE/HIGH					



Private Viewpoint 30: Image B - Indicative view of Project

PRIVATE
VIEWPOINT 31: OTTO RISTORANTE, FINGER WHARF WOOLLOOMOOLOO



Viewpoint location



Viewpoint context



Private Viewpoint 31: Image A - Existing view

LOCATION	Private Viewpoint 31: Otto Ristorante, Finger Wharf, Woolloomooloo
DISTANCE	160 m
RECEPTORS	Restaurant diners
NO. OF VIEWERS	Moderate
EXISTING VIEW	This viewpoint allows for expansive views of the Sydney CBD skyline. The Wharf Terraces apartment complex is visible, giving way to a timber walkway and marina. Separating the CBD skyline and Woolloomooloo Bay is a distinct 'green band' of vegetation that is made up of mature vegetation within the Domain as well as planting along the public roof garden on top of the Wharf Terraces apartment complex. The existing AGNSW is only fractionally visible to the left of the view, being obscured by vegetation on the land bridge and southern end of Lincoln Crescent.

EXPECTED VISUAL IMPACT	
The Project will be highly visible from the restaurant, replacing a large portion of the 'green band' with built form. Elements of existing vegetation will remain and be visible to the left of the view, as well as the vegetation on top of the Wharf Terraces apartment complex filtering views of the lower level of the galleries.	
The Project will form a large part of the view, however because of the dominance of the existing CBD skyline in the view, will form more of a part of a wider panoramic context. The existing foreground view will remain unaltered and a moderate visual impact is expected.	

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	
Public	2	2	2	3	2	2.2
Visual Impact Rating	MODERATE					



Private Viewpoint 31: Image B - Indicative view of Project

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE					IMPACT RATING
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	SUMMARY OF RATINGS	
PUBLIC VIEWPOINTS							
1 Sydney Harbour, in proximity to Fort Denison, looking southwest	2	1	0	1	0	0.8	Negligible
2 Woolloomooloo Bay, looking southwest	2	2	1	1	1	1.4	Low/Moderate
3 Shakespeare Place, Botanic Gardens, looking east	3	2	1	1	1	1.6	Low/Moderate
4 Embarkation Park, Potts Point, looking west	3	2	1	1	1	1.6	Low/Moderate
5 McElhone Stairs, Potts Point, looking west	2	2	2	1	1	1.6	Low/Moderate
6 Eastern Suburbs Train line, looking north	1	2	1	1	2	1.4	Low/Moderate
7 Eastern Distributor pedestrian bridge, looking northwest	1	2	1	1	1	1.2	Low
8 Eastern Distributor, east of land bridge, looking west	1	2	1	1	2	1.4	Low/Moderate
9 Corner of Bourke Street and Cowper Wharf Roadway, looking northwest	2	2	1	2	1	1.6	Low/Moderate
10 Northern end of Lincoln Crescent, looking south	1	3	2	2	2	2.0	Moderate
11 Corner of Cowper Wharf Road and Lincoln Crescent, looking northwest	2	3	1	2	2	2.0	Moderate
12 Finger Wharf public open space, looking west (key view)	3	2	2	2	2	2.2	Moderate
13 The Domain, near Mrs. Macquaries Road, looking south (SEARs required view)	3	2	1	1	1	1.6	Low/Moderate
14 South-east corner of the National Herbarium of NSW, looking southwest	3	3	1	1	2	2.0	Moderate
15 Woolloomooloo Gate, Botanic Gardens, looking southeast (key view)	3	3	2	2	2	2.4	Moderate/High
16 Art Gallery Road, The Domain, adjacent to Woolloomooloo Gate, looking southeast(SEARs required view)	3	3	2	2	2	2.4	Moderate/High
17 The Domain Land Bridge, looking east (key view)	3	3	3	2	3	2.8	High
18 'The Pavilion' cafe, The Domain, looking east	2	3	2	2	2	2.2	Moderate
19 Domain footpath, opposite AGNSW, looking northeast	3	3	1	1	1	1.8	Moderate
20 Art Gallery Road, opposite AGNSW, looking northeast (SEARs required view) (key view)	3	3	2	2	2	2.4	Moderate/High
21 Art Gallery Road, The Domain looking northeast towards AGNSW (SEARs required view)(key view)	3	3	2	2	2	2.4	Moderate/High
22 AGNSW internal window, looking northeast	2	3	1	1	3	2.0	Moderate
23 Domain land bridge, looking west	3	2	2	2	2	2.2	Moderate
24 Public roof garden above 'Wharf Terraces' apartments, looking west	2	3	2	2	2	2.2	Moderate

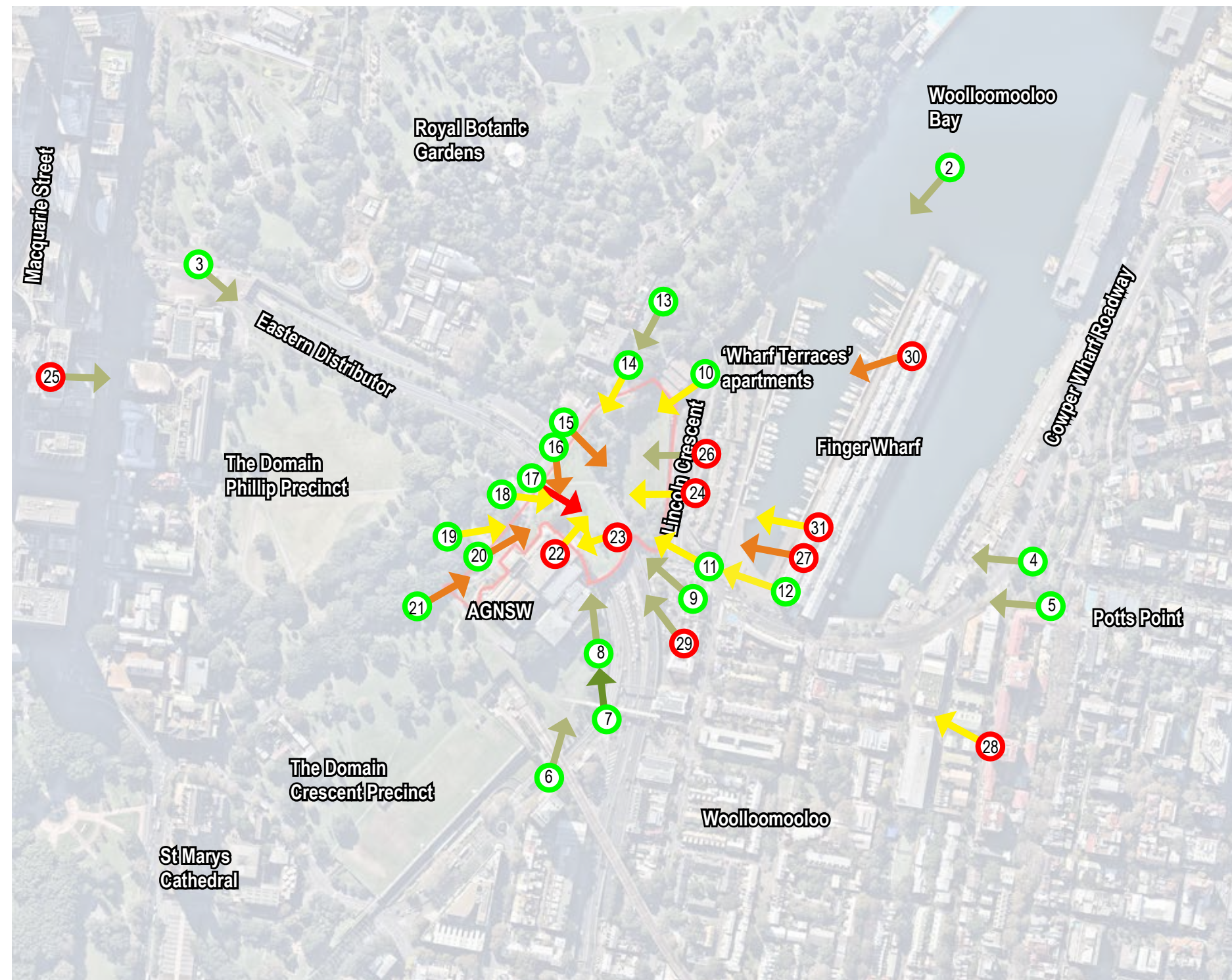
5.4 VISUAL IMPACT SUMMARY

The visual impacts of the Project on the studied viewpoints range from negligible to high (refer Table 04 and Figure 12).

- One viewpoint received an impact rating of Negligible
- One viewpoint received an impact rating of Low
- Eleven viewpoints received an impact rating of Low/Moderate
- Eleven viewpoints received an impact rating of Moderate
- Six viewpoints received an impact rating of Moderate/High
- One viewpoint received an impact rating of High

RECEPTOR TYPE	RECEPTOR SENSITIVITY	MAGNITUDE					
		DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	SUMMARY OF RATINGS	IMPACT RATING
PRIVATE VIEWPOINTS							
25 Level 28, Deutsche Bank Place, 126 Phillip Street, looking east	2	2	1	2	1	1.6	Low/Moderate
26 'Wharf Terraces' apartments entrance, Lincoln Crescent, looking west (SEARs required view)	2	3	1	1	1	1.6	Low/Moderate
27 Finger Wharf apartments, hotels and restaurant compelx, Woolloomooloo,	3	2	3	3	2	2.6	Moderate/High
28 Hordern Tower apartments, Victoria Street, looking west (SEARs required view)	3	2	2	2	2	2.2	Moderate
29 Apartment block, corner of Lincoln Crescent and Nicholson Street, looking northwest	2	2	1	2	1	1.6	Low/Moderate
30 Apartment, Finger Wharf, Woolloomooloo	3	2	2	3	2	2.4	Moderate/High
31 Otto Ristorante, Finger Wharf, Woolloomooloo	2	2	2	3	2	2.2	Moderate

Table 04 - Summary of visual impacts of the Proposal across the study area



Key

 Private viewpoint location

 Public viewpoint location

 Project Boundary

Visual Impact

 Negligible Impact

 Low Impact

 Low/Moderate Impact

 Moderate Impact

 Moderate/High Impact

 High Impact



Figure 13 - Visual Impact and Viewpoint Location Map

5.4.1 Public viewpoints

Public open space within the study area is widely used and valued for its high scenic quality. The Project will be discernible from several of these areas although the greatest impacts are limited to receptors in close proximity to the Project.

The visual catchment of the Project reduces dramatically to the west and north of the Project site with dense tree planting within The Domain blocking visual accessibility from the Philip Precinct and Royal Botanic Gardens.

Visual impacts generally reduce to Low or Low/Moderate as viewing distance increases including Shakespeare Place (Viewpoint 3) and Embarkation Point (Viewpoint 4).

SEARS required Mrs Maquaries Road (Viewpoint 13) has also recorded a Low/Moderate visual impact

Transport corridors in the vicinity of the Project, including the Eastern Suburbs train line (Viewpoint 6) has recorded a Low/Moderate visual impact and the Eastern Distributor (Viewpoint 8) has recorded a Low/Moderate visual impact due to the short duration of views, oblique angle of view and lower sensitivity of receptors.

A Low/Moderate impact has been recorded on SEARS required Woolloomooloo Bay (viewpoint 2), with The Pavilion cafe (viewpoint 18) and the public roof garden of the Wharf Terrace Apartments (viewpoint 24) recording Moderate impacts. Whilst the Project is clearly visible from these areas, the lower number of viewers and shorter period of view has reduced the sensitivity of associated receptors to change in the visual scene.

Moderate/High impacts on public viewpoints will be limited to areas in proximity to the AGNSW. A Moderate/High impact has been recorded on SEARS required significant view corridors from Art Gallery Road northeast to the AGNSW western facade (Viewpoints 20 and 21). There will be noticeable changes to this visual scene with an increase in built form and reduction in the isolated landscape setting of the existing Gallery.

It should be noted that whilst altering the visual setting of the current Gallery, the Project does not obscure any views towards the western facade of the AGNSW and the existing Gallery is still likely to dominate the visual scene with its more substantial neoclassical architectural form.

A Moderate impact has been recorded on the public open space of Finger Wharf

(Viewpoint 12) where low angle views of the Project will be available from the west facing timber walkway. The impact will be highest on the southern end of the Wharf, reducing considerably as the viewing location moves north and the Project becomes more distant.

Moderate/High impacts have been recorded on key views in proximity to Woolloomooloo Gate (viewpoint 15 and 16). These viewpoints will be impacted by the discernible removal of vegetation alongside Art Gallery Road and a slight obscuring of the view corridor through to Potts Point. It should be noted that landscape planting associated with the Project will partly replace lost vegetation and filter views of the new built form, reducing these impacts as the vegetation matures.

The highest visual impact rating has been recorded on Viewpoint 17 (The Domain Land Bridge). This viewpoint has direct and unobstructed views of the Project, altering the existing visual character and/or removing part of the view completely.

The vista east from viewpoint 17 to Woolloomooloo and Potts Point has been given significance by relevant planning legislation (SREP 2005). A large portion of the view towards the Potts Point ridge line will be obscured by the new built form, however the open nature of the entrance plaza will retain a reduced view corridor to the east. It should be noted that a similar view to the existing viewpoint will be available from the publicly accessible external space within the future AGNSW Sydney Modern Project.

5.4.2 Private viewpoints

There are limited residential receptors with visual accessibility to the Project in close proximity to the Project site.

There will be Moderate visual impacts for residents within Potts Point who will have elevated but distant views west across SEARS required view Woolloomooloo to the Project (Viewpoint 28).

Moderate/High impacts on the private domain are broadly confined to the Finger Wharf complex (Viewpoint 30) where views towards the Project will be available from west facing apartments, hotel rooms and several restaurants on the ground floor. The impact will be highest on the more elevated apartments and hotel rooms at the southern end of the wharf which will have unobstructed views of the Project.

A Low/Moderate visual impact has been recorded on SEARS required view 'Wharf Terraces' Apartments Entrance, Lincoln Crescent (Viewpoint 26).

The most noticeable visual impact on the private domain will be from the eastern catchment, involving the reduction of the mid ground 'green band' of The Domain between Woolloomooloo and the CBD. Landscape features of the Project including roof planting of several buildings and proposed tree planting will go some way in mitigating this loss, as well as the compensatory tree planting to the south-east of the existing gallery.

5.4.3 Construction Impacts

The Project will involve a construction phase over two (2) years with associated additional visual impacts. The following activities are likely to occur:

- clearing of vegetation
- setting up of site compounds
- stockpiling
- earthworks
- site fencing
- increased site traffic including heavy vehicles
- building construction including the use of large cranes.

During the construction period, all viewpoints studied within this report are likely to have increased visual impacts. Views of tall construction cranes, site compounds, storage areas and increased site traffic (including trucks) will lead to a reduction in visual amenity.

These impacts will be the highest for properties and public open space in close proximity to the Project site, including the land bridge area of The Domain and the Finger Wharf complex. Impacts will reduce as viewing distance and screening vegetation increase.

These visual impacts will be of a temporary nature and will reduce for all viewpoints once the Project has been built.

5.4.4 Night Time Impacts

Although the lighting design for the Project has yet to be finalised, the Project would be expected to produce a level of light emittance, concentrated on the eastern glass facades of the gallery spaces that cascade down the eastern slope to Woolloomooloo.

An exterior lighting advice note has been prepared by Steensen Varming Lighting Design. The principle forms of exterior lighting are recorded as:

- Street lighting
- Pathway lighting
- Landscape/Feature lighting

Numerous existing night time light sources occur within the Project viewshed including the existing AGNSW, residential dwellings and commercial towers within the Sydney CBD. When viewed from the eastern side of the study area, The Domain forms a dark, unlit band at the base of the illuminated CBD office towers. This unlit area works to frame the base of views towards the CBD and creates a definitive boundary between the built form of Woolloomooloo and the CBD.

At night the Project will spread the perceived built form of the existing Gallery to the northeast, reducing the band of unlit vegetation and visually connecting the illuminated suburb of Woolloomooloo with the CBD. The potential receptors mostly likely to be impacted by these night time impacts include those within the Finger Wharf complex and elevated residential buildings within Potts Point.

The internal lighting will follow the Project opening schedules, with a view to turn the exhibition lighting off when the galleries are not in use to reduce exposure time for light sensitive art and reduce impact on neighbouring properties.

Overall, a moderate visual impact is expected at night, mostly limited to the winter months when the Project's lighting will be on at its earliest and the hours of darkness longer. The impact will be greatest when viewed from the east.

5.4.5 Reflectivity Impacts

A surface reflectivity report has been prepared by Surface Design Ltd. This study was carried out in order to verify that the façade of the Project will not cause an unacceptable risk of solar reflections causing disability glare to drivers and pedestrians.

The report concluded that *'all aspects of the façade pose minimal risk of solar reflection causing disability glare as the zones fall outside the 20% iso-glare loops. The finishes and design currently specified for Art Gallery of NSW is capable of achieving the development approval condition to minimise glare for pedestrian and driver safety.'*

The findings of the Surface Design report suggest that reflectivity from the proposed buildings facades would not produce a level of visual impact that warrants changes to the visual impact ratings recorded within this assessment.